AGENDA

South East Lincolnshire
Joint Strategic Planning Committee

Committee	-	**SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE**
Date & Time	-	Thursday, 9 March 2017 at 10.00 am
Venue	-	Council Offices, Priory Road, Spalding

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 S Ransome (Substitutes: Councillors D Brown, B Rush and C Rylott)

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: 23 February 2017

Please ask for Democratic Services: Telephone 01775 764454
e-mail: demservices@sholland.gov.uk

A G E N D A

1. Apologies for Absence. –

2. 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.)

3. Minutes - To sign as a correct record the notes of the meeting of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 24 June 2016 (copy enclosed). (Pages 1 - 8)

4. Report on Public Consultation Responses on drafts of the South East Lincolnshire Local Plan - 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 (report of the Deputy Joint Policy Unit Manager enclosed) (Pages 9 - 24)

5. Publication Draft South East Lincolnshire Local Plan - To consider the contents of the Publication Draft Local Plan, receive information with regard to the statutory public consultation stage, and approve the delegation of the Submission of the Plan to the Secretary of State (report of the Deputy Joint Policy Unit Manager enclosed). (Pages 25 - 462)

6. 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 Council Offices, West Street, Boston, on Friday, 24 June 2016 at 10.00 am.

PRESENT

P Bedford (Chairman)
R Gambba-Jones (Vice-Chairman)

B Alcock	C Brotherton	M Brookes
P E Coupland	A Austin	C Rylott (Substitute)

Joint Policy Unit Manager (South Holland District Council), Deputy Joint Policy Unit Manager (Boston Borough Council), Strategic Planning Manager (South Holland District and Breckland Councils), Senior Planning Policy Officer (South Holland District Council), Planning Policy Officer (South Holland District Council), Two Forward Planning Officers (Boston Borough Council), Strategic Planning Officer (Lincolnshire County Council) Planning Solicitor (Legal Services Lincolnshire) and Principal Planning Adviser (Environment Agency)

In Attendance: Councillors R McAuley, F Biggadike, C J T H Brewis, M D Seymour and C N Worth.

There were fifteen members of the public.

Apologies for absence were received from Councillors D Brown, Colin Davie and B Rush, the County Commissioner for Economy and Place, the Strategic Planning Manager(Lincolnshire County Council) and the Corporate Director (Boston Borough Council).

1. **WELCOME**

The outgoing Chairman, Councillor R Gambba-Jones, opened the meeting and welcomed those in attendance.

2. **ELECTION OF CHAIRMAN.**

The Joint Policy Unit Manager requested nominations for the election of the Chairman of the South East Lincolnshire Joint Strategic Planning Committee for the ensuing year.

DECISION:

That Councillor P Bedford be elected Chairman for the ensuing year.

3. ELECTION OF VICE-CHAIRMAN.

The Chairman invited nominations for the election of the Vice-Chairman of the South East Lincolnshire Joint Strategic Planning Committee for the ensuing year (to be from a different authority to that of the Chairman).

DECISION:

That Councillor R Gambba-Jones be elected Vice-Chairman for the ensuing year.

4. DECLARATION OF INTERESTS.

Councillor B Alcock declared a disclosable pecuniary interest in respect of land in Crowland and therefore would leave the meeting for the debate and vote at the appropriate time.

5. MINUTES

The Joint Policy Unit Manager asked for the Draft Minutes to be amended so as to include the following paragraph before the Chairman's concluding remarks on the Central Lincolnshire Local Plan as follows:

'The Deputy Joint Policy Unit Manager added that there was no set methodology for undertaking objectively-assessed housing needs so the approach for South East Lincolnshire should not be compared in terms of being somehow deficient or inappropriate. Our approach seems justified when considered against past delivery and the circumstances of the Local Plan area.'

The amendment was agreed unanimously, and the minutes of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 27 May 2016, as amended, were then signed by the Chairman as a correct record.

6. SOUTH EAST LINCOLNSHIRE LOCAL PLAN: PREFERRED SITES FOR DEVELOPMENT

Consideration was given to the report of the Joint Policy Unit Manager which asked members to approve, for the purpose of public consultation, revisions to the January 2016 'Draft Local Plan' Policy 2: Spatial Strategy (Policy 2) and Policy 12: Distribution of New Housing (Policy 12), and the Policies Map Insets (Insets) which now identified 'preferred' sites, instead of site options, for development.

Councillor Brewis requested, and it was agreed unanimously, that Gedney Church End and Gedney Black Lion End be separately identified within revised Policy 2.

Members of the Joint Policy Unit then briefly explained the background to the formulation of the revisions to Policies 2 and 12 and the Insets. This was undertaken by reference to the preparation of the 'Housing Paper' for each settlement identified

in the settlement hierarchy as a Sub-Regional Centre, a Main Service Centre or a Minor Service Centre.

Boston

The Forward Planning Officer pointed out several drafting errors on the Boston Inset. He then explained that three tiers of preferred housing sites had been identified for the town: sustainable urban extensions (SUEs), large sites and small sites. The total capacity of these sites exceeded the target dwelling requirement for Boston, but this overprovision was justified on the grounds of providing choice and to compensate for the risk of some sites not coming forward.

The Senior Planning Policy Officer explained the reasoning behind the identification of employment sites to the south of Boston and the deletion of a previously-identified site because of unavailability.

Spalding

The Senior Planning Policy Officer explained the current approach to a housing strategy for Spalding and its relationship with the proposed delivery of the Spalding Western Relief Road (SWRR) and the provision of a new integrated primary and secondary schools facility. She said that the purpose of the identified range of sites was to facilitate a mix of developers and to maximise the chances of delivery. The integrated school would be located in proximity to the proposed housing growth and, at the request of the County Council, as Local Education Authority, its design and layout should be well related to the proposed new housing development adjoining it.

In respect of the proposed SUE to the north of the Vernatt's Drain, it was explained that the gas pipeline easements to the east of the railway line could form the basis of a network of open spaces throughout the housing development. The first phase of development would focus on the provision of a roundabout junction linking the Spalding Road with the eastern end of the SWRR and housing development between the railway and Spalding Road. The next phase would include the extension of the SWRR south-westwards via a bridge crossing of the railway and further residential development to the west of the railway. Significant further development of the SUE would take place beyond the period of the Local Plan.

Councillor Alcock expressed concern about the time it might take to deliver the bridge crossing of the railway, but accepted there was a need to provide sites for smaller housing developments in Spalding that could help delivery in the short term.

The Strategic Planning Manager (South Holland District and Breckland Councils) stated that South Holland District Council was seeking alternative sources of funding for the roundabout with a view to 'kick-starting' the first phase of development.

The Senior Planning Policy Officer stated that the Local Plan was promoting changes to commercial development at the 'Lincs Gateway' with mixed 'B-uses' on the east

side and, following application of the 'sequential approach', a limited amount of retail development on the west side. She accepted that this site was somewhat removed from the town centre but was reasonably confident that it could be delivered in the short term. However, should a planning application for retail development on this site be received in the near future, it would require robust justification in the form of a 'sequential test' and retail impact assessment. Furthermore, given its location, such a proposal would need to be well designed.

The Senior Planning Policy Officer also explained proposals to extend the area of the designated Town Centre of Spalding.

In response to a request from Councillor Gambba-Jones, the Senior Planning Policy Officer explained the terms 'comparison' retail floor space and 'mixed use'. Mixed use in the specified context was mixed 'B-Class' uses and other employment-generating uses such as hotels, public houses etc. It was agreed by all that such terminology and related policy wording would have to be well-defined.

With respect to discussions about the proposed role of the Springfields Outlet Centre, Councillor Gambba-Jones referred to South Holland District Council's (SHDC's) original experience of dealing with this development and cautioned that proposals needed to be defined very carefully.

Councillor Brewis expressed appreciation of the definition of 'comparison' and noted that he voted against the original Springfields proposal. He said that he would appreciate more detailed policy wording instead of the use of jargon; a view endorsed by Councillor Worth.

The Strategic Planning Manager (South Holland District and Breckland Councils) suggested that the 'Glossary of Terms' was an appropriate location for explaining the jargon.

Councillor Austin enquired as to whether SHDC representatives were happy with the proposed allocation of retail floor space at the Lincs Gateway given the impact that Springfields had had, not only on Spalding but also Boston; and did the public appreciate the terminology relating to the sequential test? She thought that there was a need for a Glossary.

Councillor Alcock considered that there was a need to be careful in defining the proposed allocation of retail floor space at the Lincs Gateway, as it could serve to undermine the current planning permission. He didn't want to see a repeat of the Springfields mistakes.

Councillor Brewis reiterated the need to be careful.

Councillor Austin enquired as to where else the proposal for additional retail floor space could be accommodated.

The Senior Planning Policy Officer explained that several other sites had been considered and discounted for a variety of planning-related reasons, but in choosing a suitable site, consideration should be given to the opportunities for improving sustainable transport facilities between it and the town centre.

Councillor Alcock enquired as to whether there were any suitable sites which could support the provision of the SWRR, to which the Senior Planning Policy Officer responded that no such sites for comparison floor space had been declared available.

Councillor Gambba-Jones stated that while he did not consider the Lincs Gateway site to be ideal, it should be the subject of serious investigation.

The Strategic Planning Manager (South Holland District and Breckland Councils) suggested that the public consultation on the 'Preferred Sites for Development' should be used to seek suggestions for alternative sites for retail development.

There followed expressions of general concern about the suitability of the Lincs Gateway site. It was suggested that if members had reservations about the site and more suitable sites could not be identified, it should not be progressed as a proposal for the time being. It was therefore proposed by Councillor Gambba-Jones, and seconded by Councillor Alcock, that the Lincs Gateway not be identified as a location for accommodating additional comparison floor space, and, instead, the public consultation on the Preferred Sites for Development be used to issue a 'call for sites' that may be suitable for accommodating comparison retail floor space.

This recommendation was agreed unanimously.

Crowland

Councillor Alcock left the meeting for the duration of discussions relating to Crowland.

In explaining the proposals for Crowland, Senior Planning Policy Officer paid particular attention to the preferred employment sites and the reasoning behind the identification of Site Cro045.

The Joint Policy Unit Manager explained that whilst the work on the Strategic Flood Risk Update for South Holland District had not yet been completed, he had been informed by the consultants that there were no significant issues relating to the identified preferred sites for development in Crowland.

Long Sutton

Councillor Alcock returned to the meeting.

Councillor Brewis expressed support for all the proposals.

The proposal to designate the Butterfly Park as Countryside in order to protect the landscape setting of the town received wide support.

Sutton Bridge

Councillor Brewis expressed support for the proposed allocations, but disagreed with the limited extent of the designated Primary Shopping Area and requested its extension further along Bridge Road. The Joint Policy Unit Manager stated that officers would review the extent of the Primary Shopping Area in this regard.

The Senior Planning Policy Officer then provided further detail in respect of the identification of the existing and permitted power station developments. Councillor Brewis further added that he supported the limited allocation of employment land at Wingland, but observed that the Wayne's Transport site in Chalk Lane should be identified. It was therefore proposed by Councillor Gambba-Jones, and seconded by Councillor Brewis, that the Wayne's Transport site be appropriately identified.

This recommendation was agreed unanimously.

Donington

Councillor Bedford sought clarification in respect of the status of the Frutex site, to which the Senior Planning Policy Officer responded.

Holbeach

The Senior Planning Policy Officer provided more detail in respect of the large Ashley King and Lincolnshire County Council housing allocations, including the extension of development on these sites beyond 2036; and she also explained the approach to education provision on the 'University site'.

Bot Councillors Biggadike and Coupland expressed disappointment with the lack of smaller housing sites in the town.

Councillor Worth endorsed the proposals, including the relocation of the new primary school facility from the Lincolnshire County Council site to the University site.

The Senior Planning Policy Officer noted that there was interest in developing the proposed Food Enterprise Zone (FEZ) as a mixed employment and educational (University) facility.

Councillor Worth suggested that provision for new hotel accommodation in the town may be justified given the nature of the proposed employment facilities.

Councillor Biggadike enquired about the suitability of the former unofficial Gypsy and Traveller site in Cranmore Lane for accommodating 'self- build' housing

developments, to which Councillor Worth responded that SHDC were exploring this possibility.

The Deputy Joint Policy Unit Manager explained the requirement for local planning authorities to maintain a register of people seeking sites for self-build housing developments. However, he stated that officers were not looking to predetermine where self-build housing developments should go by specifically allocating land for this purpose.

Kirton

Councillor Austin referred to the proposed preferred housing site Fra024, and asked what approach would be adopted if a planning application for the site were to be received in advance of the completion of the Local Plan. The Forward Planning Officer responded by suggesting that the determination of such an application would be informed by the provisions of the 1999 Boston Borough Local Plan, and the fact that Boston Borough Council cannot presently demonstrate a 5-year supply of deliverable housing sites.

Councillor Austin enquired about the use of a 'white land' site, to which the Forward Planning Officer explained that it was proposed for inclusion within the settlement boundary but not for allocation for a specific purpose.

Councillor Brewis suggested that it was suitable for employment development, to which the Forward Planning Officer responded that, for various reasons, it was not.

Pinchbeck

The presentation of the proposals was accepted without discussion.

Sutterton

The Forward Planning Officer reported that although the proposals contained in the Draft Local Plan had generated some controversy, it was not intended to revise Sutterton's role in the spatial strategy nor its housing requirement. He added that the village's housing requirement would be met by a single site to the south of the settlement, in spite of the concerns raised by Historic England.

Councillor Brookes expressed the view that the housing capacity of the site would be reduced if the necessary service provision for the development were to be provided on-site; and that the site's proximity to employment areas would also serve to reduce the number of dwellings.

In response to Councillor Brookes asking if part of the site could be designated for services, the Forward Planning Officer stated that it was not possible to require on-site provision of services, but accepted that the incorporation of service provision within the proposal would help to support its acceptability.

Councillor Brookes concluded his query by stating his acceptance of the situation and that he had no objection to it.

Councillor Austin endorsed the need for services in the village.

The Deputy Joint Policy Unit Manager recognised that this matter had been a 'hot issue'. He considered Sutterton to be one of the more sustainable locations in Boston Borough, and that the site in question needed to be promoted in order to avoid the potential alternative situation of a number of disparate proposals.

Councillor Brookes thought that the Local Plan should seek to allocate land for the provision of services.

Swineshead

Councillor Brookes left the meeting for the duration of discussions relating to Swineshead.
The Forward Planning Officer pointed out a mistake in the calculation of the residual housing requirement in explaining the contents of the Housing Paper for Swineshead.

Other Service Centres and Settlements

Councillor Brookes returned to the meeting.

The Deputy Joint Policy Unit Manager explained the approach to development in these smaller locations and the nature of the comments that had been received during the public consultation on the Draft Local Plan; and he sought any observations on these matters.

Councillor Brookes asked whether there was the potential for accommodating 'windfall' infill housing developments within these settlements, to which the Deputy Joint Policy Unit Manager replied that there was such potential.

AGREED:

That Appendices A, B and C as amended be approved for the purpose of public consultation.

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

There was none.

(The meeting ended at 1.20 pm)

(End of minutes)

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

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

Author: Chris Holliday, Deputy Joint Policy Unit Manager

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

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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

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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

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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

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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

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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

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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

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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.southestlincslocalplan.org

Lead Contact Officer
Name/Post: Gary Alexander, South East Lincolnshire Joint Policy Unit Manager
Telephone Number: 01775 761161
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Appendices attached to this report:

Appendix 1 – Summary of Consultation Reponses to July 2016 Consultation

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Appendix 1

South East Lincolnshire
Joint Strategic Planning Committee

South East Lincolnshire Local Plan

Public consultation on the Preferred Sites for Development

(15 July-12 August 2016)

Summary of Consultation Response

1. Summary of Responses

The written responses received on the public consultation on the **Preferred Sites for Development** are summarised below. The summary firstly provides an overview of the comments received on the proposed changes to Policies 2 and 12 of the Local Plan. It then highlights any comments made with respect to each settlement that cover broad issues about the proposed allocations, including any comments that refer to retail and employment land matters/allocations. Separate analysis of the specific comments about individual housing sites are covered in the updated Housing Papers for each settlement.

The full set of comments for the consultation can be accessed at the following web address:

http://southeastlincslocalplan.org/plan/

2. Policy 2: Spatial Strategy

- Support designation of Boston as a **Sub-Regional Centre**
- Support for the change proposed to treat Surfleet and Surfleet Seas End as one settlement.
- Support for retaining the following settlements as **Main Service Centres**:
    - Sutton Bridge
    - Donington
    - Pinchbeck (proximity to Spalding point)
    - Crowland (3)
- Support for retaining the following settlements as **Minor Service Centres**:
    - Surfleet
    - Moulton Chapel
    - Weston Hills
- Support for retaining the following settlements as **Other Service Centres and Settlements:**
    - Holbeach Drove
    - Wrangle
- Need to update objectively-assessed need for housing (OAN) to reflect 2014 household projections (published July 2016).
- Settlement boundaries should not be used to restrict development.

- Suggested alternative wording for policy approach to development in the Countryside.
- Need to take account of updated flood risk information.
- Object to Sutterton being identified as a Main Service Centre (suggest it should be a Minor Service Centre).
- Haltoft End should be a Minor Service Centre.
- Question why Freiston is not included in the settlements proposed for allocations.

3. Policy 12: Distribution of New Housing

- Support for the proposed levels of housing in the following settlements:
    - Spalding (7 respondents)
    - Crowland (3 respondents)
    - Gosberton (3 respondents)
    - Pinchbeck (3 respondents)
    - Gedney Hill (2 respondents)
    - Quadring (2 respondents)
    - Surfleet (2 respondents)
    - Weston (2 respondents)
    - Cowbit
    - Kirton
    - Fleet Hargate
    - Moulton Chapel
    - Sutton Bridge
    - Wrangle

- Objections for the proposed levels of housing in the following settlements:
    - Quadring (figure too high) (2 respondents)
    - Whaplode (2 respondents - should be increased)
    - Bicker (allocations shortfall needs to be addressed – site suggested (BIC004))
    - Long Sutton (suggest need for an additional allocated site)
    - Moulton Chapel (figure too high)

- Moulton (object to reduction in proposed figure)
- Swineshead (suggest at least an additional 100 dwellings)

- Difference between housing need identified in the Strategic Housing Market Assessment (SHMA) and housing allocations for Boston town, with the possibility to allocate a greater amount of housing in the town (2 respondents).
- Need to consider greater flexibility in allocations to account for potential lapse rate/non-implementation of permissions. Suggested that there should be smaller sites made available to improve choice and flexibility and increase the likely rate of delivery. (3 respondents).
- Include each allocation within policy 12 or cross reference to listing of allocations in an appendix.
- Methodological approach undertaken in the two respective SHMAs is challenged and in particular the response to market signals; and how affordable housing has been accounted for. Need to update OAN to reflect 2014 household projections (published July 2016).
- Refer back to previous HBF comments on the Draft Local Plan consultation undertaken in Jan/Feb 2016. Highlight concerns with respect to the approach to OAN (compatible in both SHMAs?); method applied to calculate affordable housing need; and whether there is alignment between the economic policies in the Local Plan and the level of housing proposed to be delivered.
- Offer from a company delivering an "...innovative affordable housing model aimed at delivering discounted rented homes to buy for people who are unable to acquire a property on the open market but also trapped by ineligibility for existing affordable housing tenures."
- Need to take account of updated flood risk information.
- Need to show where proposed allocations are anticipated to deliver housing development beyond the Local Plan period (after 2036).
- Possible need for additional resources to be provided by the Lincolnshire Fire and Rescue service to respond to the proposals for allocations in areas of higher flood risk.

4. Comments by Settlement

The bulk of the comments refer to specific housing sites with the details of these representations summarised and considered in the updated Housing Papers. A

number of general comments have been raised by respondents which are noted below for each settlement.

Boston

- Housing
    - There has been a persistent undersupply of housing in Boston.
    - Possible need for the settlement boundary to be redrawn subject to appeal case with respect to Site Nor013.
    - Question the logic of offering 4,681 dwellings plus 51 additional small sites, when it is stated in the Local Plan that 3,794 dwellings were needed. This means more houses are planned than is required which given uncertain economic times requires careful management of future resources.
- Water Resources
    - All the proposed site allocations lie within areas classified as either 'Danger for All' (flood depths 1.0-2.0m) or 'Danger for Most' (flood depths 0.5-1 m) on the Strategic Flood Risk Assessment's hazard mapping. Mitigation measures to make a development ‘safe’ are therefore required.
    - Frampton and Fishtoft Water Recycling Centres, serving the south and east of the town will likely require upgrades to accommodate the site allocations. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied will be required in order to avoid environmental harm.
    - All of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage network to enable development to come forward on these sites. Similarly, a number of the proposed housing allocation sites are expected to require improvements to the existing water supply network.
    - Need for relevant sites to obtain Inland Drainage Board's consent to discharge surface water to a watercourse (private or Board maintained).
- Evidence Base
    - Strong evidence should be provided on why some sites are considered undevelopable on land ownership grounds, when this is the only difference between sites which are all exposed to the same level of flood risk.
- Employment Land
    - Site BO005 Riverside Industrial Estate, Boston - objection to the de-allocation of the site as employment land (3 respondents)

- Nature Conservation
    - Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).
    - Previous consultation in February it was pointed out that two Sites of Nature Conservation Importance appeared to be missing from the map (Porcher's Pit SNCI and Allen House Pond SNCI). In the case of Porcher's Pit SNCI this is still an omission on the map, however, Allen House Pond has since been reassessed by the Local Wildlife Sites Panel and is no longer classified as a SNCI and therefore does not need adding to the map.
    - There also appear to be errors in the depiction of Havenside as the areas of the site which are Local Nature Reserve appear to be shown as recreational open space rather than LNR. These mapping errors should be corrected.
- Heritage
    - It is likely that all sites in Boston would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.

Spalding and Pinchbeck

- Housing
    - Objections to the proposed allocations north of Vernatts Drain which are contended to be on the wrong side of the river and located away from local services which will result in additional traffic congestion. Housing should be located to the south and west of Spalding where there is easy access to the bypass and routes to Peterborough, Stamford and Bourne.
    - Concerns about impacts on congestion on Spalding Road from proposed developments.
    - Objection to the loss of open countryside/grade 1 agricultural land between Spalding and Pinchbeck.
    - Objection to development in Spalding due to it being in a floodplain.
    - The green buffer at Market Way between Spalding and Pinchbeck is not going to be large enough to provide a distinct separation.
    - The proposals will be an overdevelopment of Spalding.
    - There should be a focus on brownfield development noting potential sites in the town that could come forward for housing.

- Water Resources
    - A number of the proposed housing allocations in Spalding are expected to require improvements to the existing water supply and or foul sewerage network to enable development to come forward on these sites.
    - Initial concerns regarding the increase in the number of housing allocations from 190 to 240 dwellings without the updated SFRA information being available. However, the draft SFRA outputs show that none of the allocations will be subject to flood depths greater than 0.5m, and mitigation of the residual risk should, therefore, be possible. These comments are subject to the caveat that the draft SFRA outputs have not yet been ratified.
- Spalding Western Relief Road (SWRR)
    - A number of the proposed housing allocations in Spalding are expected to require improvements to the existing water supply and or foul sewerage network to enable development to come forward on these sites.
    - Concerns about how development between Pinchbeck and Spalding will be able to fund the SWRR and appropriate transport infrastructure.
    - Concerns that the number and location of the houses proposed have been distorted by the need to find developer money to fund the SWRR.
    - The size of the SWRR safeguarding corridor should be reduced (impact noted on sites where current corridor washes over part of a site).
    - Concerns over the delivery of the central section of the SWRR not being included within the lifetime of the Local Plan.
    - Safeguarding route for the SWRR may impact on playing field land. Should this be the case, any impact on playing field land would need to be addressed in line with NPPF Paragraph 74, in working up any more detailed plans.
    - Concerns expressed with respect to the SWRR and the impact on the gap between Pinchbeck and Spalding. Development should be relocated to Spalding Common (1,000 dwellings) with funding from that development contributing to the southern end of the SWRR. The northern end of the SWRR should be built at a later point in the Local Plan period.
- Retail Development
    - Significant retail development on sites located outside the settlement boundary should be resisted as they are at the bottom of the retail hierarchy and contrary to NPPF.
    - Holland Market and Winfrey Avenue Retail Parks (including land to the north) should be included as a preferred site for additional retail development, due to its location, accessibility, being directly adjacent to

the current town centre boundary and well served by public transport. The Spalding Primary Shopping Area and Spalding Town Centre boundary should be extended to allow for retail expansion at this location.

- The town centre has inadequate road provision and management. This could be improved by a bridge over the railway at Winsover Road and associated demolition and redevelopment to create a more high-rise commercial district to provide an easy link to the old centre as well as providing the quantity and quality of retail to serve the additional population.
- Support for Springfields Outlet Centre and associated Exhibition Centre/ Festival Gardens site in Spalding to provide the identified retail need for comparison goods floor space for the Local Plan; the centre should be included within the settlement boundary of the town.
- The Town Centre boundary should be redrawn to include the Magistrates' Court and straight along Double Street to Herring Lane; and redraw the Primary Shopping Area and Primary Shopping Frontages to include Station Street, New Road, the third side of the Sheep Market, the east side of Broad Street (to Herring Lane) and the other side of Bridge Street.
- Policy support for Site SHR001 should be provided as the site is suitable and capable of delivering retail development during the Local Plan period as part of a comprehensive scheme for the expansion of the town centre adjacent to Holland Market Retail Park.
- Objection to the rejection of Site SHR002 as a proposed retail allocation.
- Objection to the rejection of retail development at land at Yews Farm.

- Green Space/ Open Space
  - The following existing recreational open spaces are still unmarked and should be coloured green:
    a. Pinchbeck Road - the playing field immediately behind the Garth School;
    b. Pinchbeck Road - the large playing field alongside the above to the north; and
    c. Spalding Common - the Community Centre's playing field on the east side of the B1172.
  - Spalding does not have enough recreational green space and the following should be designated: the former Gas Works site, a space potentially linkable to the Castle Field to create an open park-like amenity; and the north end of Cowbit.

- Employment Land
    - Support for designation of land at Wardentree Lane as Proposed Main Employment and Existing Employment Areas.
    - Support for the inclusion of the site at Moortoft Lane/Wardentree Lane, Pinchbeck, as a ‘main employment site’.
    - Support for recognition of Clay Lake as an employment site but request that there is a flexible approach to mixed-use development at employment locations. Request that the proposed allocation is extended to the north, to incorporate the area of land between the existing development at Clay Lake and the Coronation Channel and Childers’ South Drove.
    - Support the recognition of the Lincs Gateway as a prestige employment site and business park but request that it is identified for mixed-use development to include comparison retail, sui generis and residential uses.
- Nature Conservation
    - It is important that existing and candidate designated sites of nature conservation interest are protected and enhanced. Sites of nature conservation interest and other areas of natural green space should be buffered, extended and linked across the landscape to enable species and habitats to adapt to climate change.
- Policies Map
    - Cowbit Wash Site of Special Scientific Interest (SSSI) has been incorrectly identified on the map as a National Nature Reserve.
    - Arnold's Meadow nature reserve has been identified as recreational open space in addition to its designation as a Local Wildlife Site (LWS). Considered that it is not appropriate to categorise the site as recreational open space and therefore request that this site is shown only as a LWS.
- Provision for Cycling
    - It is requested that a bridge or bridges that are suitable for cycling west of the B1356 is/are provided within the sustainable urban extension north of the Vernatt’s drain, and that the Local Plan is amended to reference this.
    - Support the inclusion of the cycle route between Spalding and Pinchbeck on the Inset Map, but request that the text of the Local Plan is amended to require the delivery of a route as part of the development of the SUE.
    - Two notations should be used to show cycle routes on the map, rather than one.

Main Service Centres

- All Main Service Centres

    - It is likely that there will be requirements for upgrades to existing water supply and foul sewerage networks to enable development to come forward on preferred sites.

- Crowland
    - There is a need to apply updated flood risk information to inform further analysis of the sequential test and exceptions test for sites.
- Holbeach
    - Query accuracy of information with respect to bus services.
- Kirton
    - Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to The Wash Special Protection Area (SPA).
- Long Sutton
    - Query raised with respect to the Local Nature Reserve (The Shrubberies) and its designation as a recreational open space.
- Sutterton
    - Welcomes new development but notes the need to account for flood-risk issues and additional services (e.g. new village hall).
    - Concern that objections from previous round of consultation suggesting Sutterton should be reclassified as a Minor Service Centre have been ignored, citing lack of infrastructure as a key constraint to significant new development.
    - Specific sites identified that would require further archaeological investigation.
    - Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated.
    - Suggestion that it would be better to allocate a number of smaller sites rather than the single allocation currently suggested.
    - Proposal suggested for land to the south of the A17 on Sutterton Roundabout be removed from the ‘Countryside’ designation currently identified in the emerging Local Plan and allocated for mixed-use development.

- Sutton Bridge
    - Note the need for additional green space.
    - Change of designation suggested for West Bank Business Area: from employment to residential to tie in with new marina.
    - Proposals for Little Sutton Industrial Estate do not adequately deal with access issues to the A17.
    - Changes to proposals for Wingland Industrial Site supported.
    - The ‘shopping area’ should remain as previously designated or at least as far along Bridge Road as the former Post Office.
    - Concern expressed about the need for Conservation Area designation.
    - Land north of the Port – identify that no development of this area has taken place in the last twenty years. If it is not removed from the Local Plan we request that a policy is put in place to ensure that the land is not developed until a new access road is built. The West Bank is not capable of taking any more traffic and it will have the additional traffic and parking for the Marina.
    - Potential missed opportunity to enhance area at East Bank Lighthouse for wildlife and conservation and improvements to the coastal walks.
    - There should be more policies included to protect the environment.
    - The Inset Map contains a number of inaccuracies and anomalies and the Joint Strategic Planning Committee are urged to review it and ensure it is correct for the next stage of the process.
    - Noted that the number of dwellings to be allocated to this settlement has increased from 180 to 210 in spite of Sutton Bridge being at high risk of flooding from the tidal River Nene. Acknowledge the proposed allocation is the most sequentially preferable in flood-risk terms.
    - Support expressed for the recognition of the port as a restricted use site. Note that land to the north of the existing port is identified as a 'proposed restricted use site', but the land identified within the red line does not reflect the actual extent of the four extant planning permissions on site.
    - Concern that the area of land allocated for possible future commercial use off Centenary Way, Wingland, remains too small. Support-industries for the existing food producers should be welcomed. Suggest that a clause saying that any business wishing to locate itself near those industries would be both welcome and good and sustainable in environmental terms.
    - Comment on the designated shopping area for Sutton Bridge noting that the highest concentration of commercial premises consists of the Pharmacy, the Fish Shop, the NewsagentICorner Shop and the Pub, at

the junction of Bridge Road and Railway Lane. Suggests the inclusion of the 'old' Post Office is odd, since it is closed and currently on the market as a residence.

- Swineshead
    - Main focus of comments on Site Swi004 (see Housing Paper for details)
    - Swi004, 018, 015 & 038: likely that these would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.

Minor Service Centres

- All Minor Service Centres
    - Likely that there will be requirements for upgrades to existing water supply and foul sewerage networks to enable development to come forward on preferred sites.
- Bicker/ Butterwick/ Old Leake
    - Archaeological investigations are recommended to accompany any planning applications for sites in these settlements.
- Cowbit
    - Noted that the number of dwellings to be allocated to this settlement has increased from 80 to 120. Cowbit is at a high risk of flooding from the tidal River Welland and associated washlands. Need to review allocations in the light of the emerging findings from updated SFRA.
- Deeping St Nicholas
    - Suggestion that the village should change from “minor service centre” to “other service centre”.
- Fishtoft
    - Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).
- Gedney Hill
    - Concerns regarding the capacity to treat foul sewage within this settlement. Note that there are no mains drainage facilities under the jurisdiction of Anglian Water Services and that the District Council is the permit holder for 4 permitted discharges in the settlement.
- Moulton

    - A number of sites identified as preferred sites for housing or employment are adjacent to sites of designated nature conservation value including Site MO001 (Local Employment Site) adjacent to the Moulton Park and River Local Wildlife Site.

- Moulton Chapel
    - Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated.
- Quadring
    - Main focus of comments is on Site Qua003 (see Housing Paper for details)
    - Potential impact of national policies on immigration (post Brexit)
- Surfleet
    - Support for the designation of Surfleet and Surfleet Seas End as one settlement.
    - Error on the map as Surfleet Lows SSSI has been incorrectly shown as a National Nature Reserve. This should be amended to show the site as a SSSI.
    - Concerns regarding the increase in allocations from 150 to 180 dwellings, although acknowledges that this is in part due to realignment of settlement boundary. The following comments are based on the draft outputs of the updated Strategic Flood Risk Assessment, which have not yet been ratified. However, we would recommend that you use this data to review your Sequential Test evidence for the site allocations.
- Tydd St Mary
    - Revised reduction in preferred housing sites welcomed and accept the new figure of 40 new dwellings in the parish during the life of the Local Plan. However, expresses a wish to see housing that is affordable for young local families so that they can remain resident in the parish in which they were born if they so wish.
- Wigtoft
    - Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated.

Other Service Centres and Settlements

A small number of comments were received with respect to settlements where no allocations are proposed but settlement boundaries have been identified to enable decisions to be taken on any additional development proposals that do come forward over the Local Plan period.

- Amber Hill
    - Playing field identified on the proposals map should not be designated as a playing field (school closed in 2010).
- Benington/ Fosdyke/ Freiston/ Gedney Church End and Black Lion End/ Haltoft End/ Holbeach Drove/ Holbeach Hurn/ Northgate and West Pinchbeck/ Shepeau Stow
    - A number of additional housing sites identified and promoted for development
- Gedney Church End and Black Lion End
    - Support for the intention to not allocate specific housing allocations in the settlement
- Haltoft End/ Holbeach Drove/ Holbeach Hurn/ Northgate and West Pinchbeck/ Shepeau Stow
    - Suggestions made with respect to changing the settlement boundaries to accommodate potential housing proposals or existing development.
- Northgate and West Pinchbeck
    - Fen Slipe nature reserve has been identified on this map as recreational open space in addition to its designation as a Local Wildlife Site. Suggest that is it inappropriate to categorise the site as recreational open space.

5. Other Comments

- Sustainability Appraisal
    - General comment on the requirement to apply sustainability appraisal to the Local Plan
- Concern expressed about the approach to assessing heritage assets when considering site allocations
- Infrastructure
    - Noted that the baseline information on infrastructure is an outline version and the need to ensure up-to-date evidence (specifically with respect to sports provision and open space)

- Query as to why there is no bypass for Boston
- General comment on the need to meet the test of soundness for Local Plans
- Duty to Cooperate
    - General comment on the need to meet the duty to cooperate requirement
    - Norfolk County Council considers there are no strategic matters that require to be addressed by the duty to cooperate.
    - Borough of King's Lynn and West Norfolk notes the level of cooperation has been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Cooperate.
- Suggested there has been a failure to account for the latest climate change allowances to be applied flood risk assessments, published in February 2016
- Glossary
    - Include a reference to Starter Homes
    - Include a reference to heritage assets
- Policies Map
    - Moulton Marsh Local Wildlife Site also identified as a recreational open space. Suggest that is it inappropriate to categorise the site as recreational open space.
- Other general comments
    - Need to account for surface water and groundwater flooding when considering allocations
    - Strategic Highways network (A1 and A47) are both noted to be relatively remote from the Local Plan area and hence further consultation of Highways England is not considered necessary.

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

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

Author: Chris Holliday, Deputy Joint Policy Unit Manager

Subject: Publication Draft South East Lincolnshire Local Plan

Purpose: To consider the contents of the Publication Draft Local Plan, receive information with regard to the statutory public consultation stage, and approve the delegation of the Submission of the Plan to the Secretary of State.

Recommendation(s):

To approve the Publication Draft South East Lincolnshire Local Plan, with or without revisions, for Statutory Public Consultation.

To note the key background documents that support the preparation of the Local Plan listed at Appendix C.

To agree that, following statutory public consultation, the Committee delegate powers to the Corporate Director (Boston Borough Council) and Strategic Planning Manager (South Holland District Council) in consultation with the Chair and Deputy Chair of the Joint Committee to submit the Local Plan, subject to any minor modifications for examination provided that no substantive objections have been submitted.

To delegate to the Corporate Director (Boston Borough Council) and the Strategic Planning Manager (South Holland District Council) in consultation with the Chairman and Vice Chairman of the Joint Committee the authority to make minor modifications and amendments to the draft Local Plan prior to commencement of the Statutory Public Consultation.

To delegate to the Corporate Director (Boston Borough Council) and the Strategic Planning Manager (South Holland District Council) in consultation with the Chairman and Vice Chairman of the Joint Committee the authority to agree amendments to the Local Plan arising during the Examination in Public.

1. INTRODUCTION

1.1 The South East Lincolnshire Local Plan has progressed through three stages of public consultation and has a substantial and comprehensive body of evidence and reports to both substantiate the policies and proposals of the Plan and show that the Publication draft is considered to be “sound”.

1.2 The preceding report on this Meeting’s Agenda that considered public consultation responses is also part of the evidence for how this Publication Draft Local Plan has evolved. The second section of this report highlights some

of the key issues that have helped shaped the Plan and that are likely to be considered at the Examination in Public.

1.3 This report summarises the Policies contained in the Local Plan, explains the tests of "soundness" and "Duty to Cooperate", identifies the extent and purpose of the supporting documents and sets out the next stages of the Local Plan to Submission to the Secretary of State for Examination in Public.

2. Key Issues

2.1 The Key Issues that the Local Plan will need to address are considered to be:

- Meeting the Objectively Assessed Housing Needs
- Meeting the arising Infrastructure needs
- Meeting the challenges of Flood Risk

2.2 Meeting the Objectively Assessed Housing Needs will be addressed through allocating housing sites using the Spatial Strategy (Policy 2) and Distribution of New Housing (Policy 11) as the lead policies. However providing evidence of sites that are available and deliverable is only the start of the process. The Planning Inspectorate and development industry in particular will be challenging the Plan on how and when the sites will be brought about. The Plan provides a trajectory for when development could come forward (largely based upon land owners and developers information of when their sites will be available) and a Housing Implementation Strategy is being prepared for the forthcoming consultation stage and to provide further evidence to support the examination.

2.3 Meeting the arising infrastructure needs was a particular issue raised in public consultation and it is a requirement that the Local Plan provides a Whole Plan Viability Assessment and an Infrastructure Delivery Plan. These pieces of evidence set out what the challenges are for the Local Plan and forthcoming development to meet. It is not the role of the Local Plan to provide solutions to existing shortfalls but by triggering the need to accommodate improvements through new development additional capacity is likely to be an outcome. The plan also needs to ensure that the combined financial burden of the policies in the plan does not prejudice the delivery of the overall planning strategy for the area. The viability assessment concludes that the policy requirements, including a proportion of affordable housing, are able to be delivered across the Local Plan area as a whole, subject to site-specific circumstances.

2.4. Meeting the challenges of flood risk has been a significant challenge for the Local Plan and partnership working with the Environment Agency in the determination of Policy and the selection of sites has been key. Meeting flood mitigation and site development viability has also been considered at a strategic level but, (as with allocating sites to meet the Objectively Assessed Housing Needs) bringing forward development to meet the specific circumstances of each site is a level of detail to be addressed at the implementation stage. The sites in the plan have been allocated to minimise the risk of flooding, and a sequential assessment has been prepared to clearly explain how these have been selected.

3. Precis of the Publication Draft Local Plan

3.1 The Local Plan is divided into nine Chapters plus Glossary, Appendices, Tables and Figures. The Plan also includes Proposal and Inset Maps.

3.2 The opening two chapters of the Local Plan provide an “Introduction” (providing an overview of what Local Plan’s should do and take into account) and the “Context” (which provides an overview of how the Local Plan fits with the Duty to Cooperate, Neighbourhood Planning and the broad spatial and strategic issues the Plan has identified as being important). An explanation of Duty to Cooperate will be provided later in this report.

3.3 The third Chapter is “Promoting Sustainable Communities in South East Lincolnshire” and the policies are:

Policy 1: Presumption in favour of Sustainable Development

- This is effectively a “default” Policy recommended by the Planning Inspectorate providing background on how planning applications will be processed if the Local Plan is out of date or does not contain sufficient detail by which to determine the application

Policy 2: Spatial Strategy

- This Policy sets out the broad expectations with regard to where development will take place: Sub Regional Service Centres, Main Service Centres, Minor Service Centres, Other Service Centres and Settlements and Countryside

Policy 3: Development Management

- This Policy provides a comprehensive and generic approach to determining planning applications

Policy 4: Design of New Development

- This Policy provides a range of specific design considerations that might be applied to determine specific applications in order to promote good design, refuse bad design and encourage innovation

Policy 5: Strategic Approach to Flood Risk

- This Policy provides a framework for how flood risk has been considered in shaping the proposals of the Local Plan and what steps will need to be fulfilled in promoting new sites

Policy 6: Meeting Physical Infrastructure and Service Needs

- This Policy provides a commitment to the processes that the Plan will use to meet the arising infrastructure needs a development proposal brings about.

Policy 7: Developer Contributions

- This Policy provides the approach the Local Plan will take in evaluating the arising infrastructure needs and how they will be taken forward in Section 106 legal agreements

3.4 The fourth Chapter is “Promoting Economic Prosperity and Employment Opportunities” and the policies are:

Policy 8: Improving South East Lincolnshire's Employment Land Portfolio

- This Policy provides a comprehensive list of existing employment sites, proposals for employment sites, policy considerations for new sites and policy considerations where sites and premises may be lost

Policy 9: Promoting a Stronger Visitor Economy

- This Policy provides an approach to promoting development that encourages more visitor and tourist growth for the area. Proposals for the growth and diversification of the Springfields Shopping and Festival Gardens are included.

3.5 The fifth Chapter is "Quality Housing for All" and the Policies are:

Policy 10: Meeting Objectively Assessed Housing Needs

- This Policy sets out the quantum of housing development for which the plan provides in terms of the whole plan area (for the plan period) and for each Local Authority area. The Policy states that this is "at least" what the Local Plan will provide for.

Policy 11: Distribution of New Housing

- This Policy sets out where the housing sites will be allocated to meet the Objectively Assessed Housing Needs throughout the Sub- Regional Centres, Main and Minor Service Centres

Sub-Regional Centres
Boston (including parts of Fishtoft and Wyberton Parishes)
Spalding

Main Service Centres
Crowland
Pinchbeck
Donington
Sutterton
Holbeach
Sutton Bridge
Kirton incl. parts of Frampton Parish
Swineshead
Long Sutton

Minor Service Centres
Bicker
Gedney Hill
Surfleet
Butterwick
Gosberton
Sutton St. James
Cowbit
Moulton
Tydd St Mary
Deeping St Nicholas

Moulton Chapel
Weston
Fishtoft
Old Leake
Whaplode
Fleet Hargate
Quadring
Wigtoft
Wrangle

Policy 12: Vernatts Sustainable Urban Extension

- This Policy sets out the approach to development, including the provision of infrastructure considered necessary to bring the Vernatts Urban Extension forward

Policy 13: Holbeach West Sustainable Urban Extension

- This Policy sets out the approach to development, including the provision of infrastructure considered necessary to bring the Holbeach West Sustainable Urban Extension forward

Policy 14: Providing a Mix of Housing

- This Policy provides guidance on what property types (i.e. number of bedrooms) will be sought to bring about new developments that provide a mix of property types and help meet the known housing needs of the Plan Area

Policy 15 Affordable Housing

- This Policy sets out what the Affordable Housing needs are assessed to be for each Local Authority Area, how they are expected to be delivered and what proportion, type and tenure will be sought on market housing sites

Policy 16: Rural Exceptions Sites

- This Policy sets out how exceptions sites may be brought forward that can be shown to meet a specific housing need for a settlement where this cannot be met on allocated sites or through infill development

Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople

- This Policy provides a policy framework for the consideration of new sites where an unknown need might arise and allocates sites to meet current known needs

Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings

- This Policy provides a framework for the consideration of where HMO's and sub-division of dwellings may be appropriate particularly where family sized dwellings would not be lost and the character and neighbourhood would not be adversely affected

Policy 19: Replacement Dwellings in the Countryside

- This Policy provides guidance on what will be acceptable when considering whether a dwelling in the countryside can be replaced, in particular, protecting buildings of historic merit and setting a limit for any proposed increased in size compared to the original dwelling

Policy 20: The Re-use of Buildings in the Countryside for Residential Use

- This Policy provides guidance on what will be acceptable when considering whether the conversion of a non-residential building in the countryside is appropriate for residential purposes

3.6 The sixth Chapter is "Vibrant Town Centres and Accessible Shops and Services and the Policies are:

Policy 21: The Retail Hierarchy

- This Policy sets out where new retail growth will be encouraged according to how it relates, in scale, to the centre e.g. Sub-Regional Centres or District Centre or Local Centres

Policy 22: Primary Shopping Frontages

- This Policy seeks to retain retail uses as the predominant use within the defined primary Shopping Frontages within Boston and Spalding

Policy 23: Additional Retail Provision

- This Policy sets out the identified floor space required for Comparison Goods retailing in Boston and Spalding

3.7 The seventh Chapter is "A Distinctive, Greener, Cleaner, Healthier Environment" and the Policies are:

Policy 24: The Natural Environment

- The Policy provides a framework for the protection and enhancement of the natural environment taking into account the level of designation e.g. international (e.g. The Wash), national and local designations. In particular the Policy provides proposals in respect of findings from the Habitat Regulation Assessment

Policy 25: The Historic Environment

- This Policy provides a framework for the protection and enhancement of the historic environment e.g. Conservation Areas, Listed Buildings and Scheduled Ancient Monuments

Policy 26: Pollution

- This Policy sets out how development proposals should take account of existing sources of pollution e.g. contaminated land, and avoid creating pollution e.g. to watercourses, air quality, odours and light pollution or provide mitigation measures

Policy 27: Climate Change and Renewable and Low Carbon Energy

- This Policy sets out measures to help address the affects of climate change

Policy 28: Community, Health and Well-being

- This Policy encourages the arising development opportunities to be beneficial in terms of providing infrastructure to improve the health and well-being of the community

3.8 The eighth chapter is “Efficient and Effective Transport” and the Policies are:

Policy 29: Delivering a More Sustainable Transport Network

- This Policy provides a comprehensive approach to providing for sustainable travel by road, rail, cycling and walking

Policy 30: Delivering the Spalding Transport Strategy

- This Policy provides a framework for the delivery of the Spalding Transport Strategy and in particular delivery of the Spalding Western Relief Road

Policy 31: Vehicle and Cycling Parking

- This Policy provides a framework for the application of the vehicle and cycle parking standards set out in the Appendices of the Local Plan

3.9 The ninth chapter is “Monitoring” and this sets out how the Policies of the plan will be monitored and reported. An Annual Monitoring Report has been produced for several years and this will continue. This will also ensure that the expected outcomes of the Sustainability Appraisal are monitored (the Sustainability Appraisal is provided as a separate report in support of the Local Plan preparation and submission). The monitoring of the Plan also links to the Appendix “Local Plan Implementation” which sets out how reviews to policies will be triggered and what will happen should assumptions in respect of housing delivery not be forthcoming in order to maintain a consistent land supply.

4. Tests of Soundness and Duty to Cooperate

4.1 The Plan will be examined by an independent Inspector who will assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound. The Council should only submit a plan for examination that it considers sound – namely it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

4.2 The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness. A draft Duty to Cooperate statement will accompany the Publication of the Local Plan. The Duty to Cooperate is an ongoing process which may require review following the forthcoming Statutory Public Consultation stage.

4.3 The submitted Local Plan will also be accompanied with a Statement of Consultation to show that it has been prepared in accordance with the Statement of Community Involvement.

5. Supporting documents

5.1 There are a large number of reports, assessments and papers that are required by legislation (e.g. Habitat Regulation Assessment and Sustainability Appraisal) or that are fundamental to providing evidence for a "sound" Local Plan. A list of the supporting evidence is set out at Appendix C of this report but Members will have seen references to reports on:

- Objectively Assessed Housing Needs
- Strategic Housing Land Availability Assessment
- Strategic Flood Risk Assessment
- Whole Plan Viability Assessment
- Infrastructure Delivery Plan

6. Next stages

6.1 Following approval of the Joint Committee the Publication Draft Local Plan will undergo a statutory six week period of public consultation. This is a specific legal stage to consult only on the "Tests of Soundness" and legal compliance. As such, the press notices, communications and information web-sites will be specific to these requirements. Due to the focussed nature of this stage in the process, it is not considered appropriate to hold public exhibitions in settlements (as with previous consultations) because of the nature of the "Tests of Soundness". It is expected, however, that comments will be forthcoming that will be too detailed to be considered as "Tests of Soundness" and these will be considered initially, to see whether they can be addressed prior to Submission.

6.2 When the consultation responses have been considered, subject to no substantive soundness or procedural concerns, it is intended that the Local Plan is Submitted to the Secretary of State under the delegated powers sought at the beginning of this report. Where a substantive objection is made challenging the Soundness of the plan or legal compliance is it likely that

legal advice on their veracity would be sought, and if necessary, the Joint Committee may need to be convened prior to Submission.

7. Options

7.1 There are essentially two options available to Members as follows:

Option 1 – approve, with or without revisions, the Publication Draft Local Plan for statutory consultation; to approve the supporting evidence base listed at Appendix C; and to delegate approval to submit the Plan to the Corporate Director Boston Borough Council and Strategic Planning Manager South Holland in conjunction with Chair and Vice Chair of Joint committee.

Option 2 - Not to approve the Publication Draft Local Plan and evidence base for statutory consultation, do not delegate approval to submit to the Corporate Director Boston Borough Council and Strategic Planning Manager South Holland in conjunction with Chair and Vice Chair of SELLP committee.

8. Reasons for recommendations

8.1 It is recommended that Members endorse the recommendations at Option 1 in order to progress the Local Plan to the Submission stage. Approving option 1 including delegation to Officers in consultation with the Chair and Vice Chair of the Joint Committee to submit the plan, subject to any significant representations to the contrary, will enable a timely progression of the plan to examination.

8.2 The recommendation would still enable a further meeting of the Joint Committee but this would only be required if representations raise issues that do not fall within the delegation and a decision of the Joint Committee is required. This approach provides appropriate safeguards to ensure that if significant issues are raised during the consultation that these will be brought to Members attention.

9. IMPLICATIONS

Risk

The Local Plan has been prepared with significant regard to risks of challenge, and this has been sought to be mitigated at each stage wherever possible.

Delays to plan preparation process increases the likelihood of planning applications challenging the strategy the Local Plan seeks to deliver.

Financial

However, the timely production of Local Plans is of significant importance to There are no direct financial implications as a result of the contents of this report. Local Authority finances due to the potential for New Homes Bonus not to be forthcoming if plans are not in place by 2018.

The Local Plan has an accompanying budget which is currently sufficient to cover its preparation. Examination costs are payable by the authorities to the Planning Inspectorate on completion of the Inspectors Report.

Legal

Whilst this report does not itself have direct legal implications, the preparation of Local Plans is subject to a number of legislative requirements which are set out, *inter alia,* the Planning and Compulsory Purchase Act (2004), as amended, the Town and County Planning Act (1990) as amended, the Conservation of Habitats and Species Regulations (2010) as amended. The plan has been prepared in accordance with the relevant Act's of Parliament and regulations.

Agreeing the plan to proceed will result in an Examination in Public which will consider the Local Plan's Legal and procedural compliance.

Equality and Diversity

The Local Plan deals with matters including the provision of housing, including affordable housing, as well as access to services and infrastructure. Accordingly, the Publication Draft has been subject to an Equality and Diversity Impact Assessment (EqIA) which forms an appendix to this report. The Draft for Public Consultation (January 2016) was also the subject of an EqIA.

10. Statement of Consultation

10.1 A Statement of Consultation is available at Appendix E.

11. Wards/Communities Affected

All wards and communities in the South Holland District and Boston Borough Council administrative areas are affected.

Background papers:-

All background papers are available on www.southeastlincslocalplan.org

Lead Contact Officer

Name/Post: Gary Alexander, South East Lincolnshire Joint Policy Unit Manager
Telephone Number: 01775 761161
Email: info@sholland.gov.uk

Appendix A – Publication Draft South East Lincolnshire Local Plan
Appendix B - South East Lincolnshire Local Plan Sustainability Appraisal
Appendix C – List of evidence base supporting the Local Plan
Appendix D – Equalities Impact Assessment
Appendix E – Statement of Consultation

South East Lincolnshire Local Plan 2011-2036

Publication Version

March 2017

South East Lincolnshire
Joint Strategic Planning Committee



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How to comment on the Local Plan: Publication Version and other documents

At this stage, you can only make representations on:

1. whether the Local Plan complies with the legal requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012: so the way the Local Plan has been prepared; and
2. whether it is 'sound' as set out in the National Planning Policy Framework, 2012: so the content of the Local Plan.
3. the associated Sustainability Appraisal and Consultation Statement.

A guidance note is available at www.southeastlincslocalplan.org that explains the types of comments we can consider at this stage. All comments received will be forwarded to the Secretary of State for consideration at the independent examination.

All representations must be made using the comments form provided. A separate sheet MUST be provided for each comment you wish to make. The comments form, together with all associated documents relating to the Local Plan can be found at www.southeastlincslocalplan.org

The Local Plan: Publication Version and the Policies Map and its Inset Maps are available to view at all local libraries and at:

Municipal Buildings
West Street
Boston
PE21 8QR

Council Offices
Priory Road
Spalding
PE11 2XE

Completed forms should be sent:

Website: you can complete a comments form on our online consultation portal, at www.southeastlincslocalplan.org/consultation;

By post: Local Plans
South Holland District Council
Priory Road
Spalding
PE11 2XE

By e-mail: southeastlincslocalplan@sholland.gov.uk

THE CLOSING DATE FOR RECEIPT OF REPRESENTATIONS IS 5PM, 22 MAY 2017.

Please note that all comments will be uploaded onto the online consultation portal, and will not be confidential.

Contact Us

If you would like any more information about the Local Plan, please contact us as above or:

Telephone: 01775 764476
01205 314327

Foreword

We are delighted to be introducing the South East Lincolnshire Local Plan: Publication Version, which, once adopted, will be the new Local Plan for the area, helping to shape the growth of Boston Borough and South Holland for future generations.

This Local Plan takes account of the comments that we received during the two consultations in 2016 and is also based on the latest information on housing, employment, flood risk and transport. Inside this Local Plan are a revised suite of planning policies to help deliver growth in South East Lincolnshire to 2036, together with a set of proposed sites for housing, employment and shopping development and other areas identified for protection.

This Local Plan must make sure that our settlements grow in the right way, ensure we have enough homes and employment in the right places, at the right time, supported by the right infrastructure so that our new and existing communities are more sustainable. Importantly for those who live, work or visit the area, the Local Plan continues to safeguard and enhance the things that make South East Lincolnshire distinctive; its wealth of historic buildings, its attractive market towns and villages and large areas of open countryside.

If you live or work in South East Lincolnshire or want to develop or do business here, we strongly recommend you look at the Publication Version of the Local Plan to see how these policies might affect you. We suggest that you have a look at the maps for each settlement which show the proposed sites for new housing, employment, shops and schools, the settlement boundaries and a range of other features that might affect you and the life you want to live in South East Lincolnshire.

This is the final opportunity for you to comment on the emerging plan. Any comments you make will be carefully considered, including by an independent Inspector, before the Local Plan is adopted. Please take the time to read the guidance note we have prepared at www.southeastlincslocalplan.org that explains the types of comments we can consider at this stage.

Councillor Peter Bedford
Chairman
South East Lincolnshire Joint Strategic Planning Committee

Councillor Roger Gambba-Jones
Vice-Chairman
South East Lincolnshire Joint Strategic Planning Committee

1. Introduction

1.0.1 This document represents a significant stage in the preparation of the South East Lincolnshire Local Plan (the Local Plan). It has been produced by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee). The Joint Committee is a partnership of Boston Borough, South Holland District and Lincolnshire County Councils who are working together to create a single Local Plan for South East Lincolnshire (the name for the areas of South Holland District Council [South Holland] and Boston Borough Council [Boston Borough]. See Appendix 1 for more information.

1.0.2 The Local Plan will guide development and the use of land in South East Lincolnshire from the 1 April 2011 to 31 March 2036, and will help to shape how the area will change over this period. The Local Plan must be based upon adequate, up-to-date and relevant evidence about the area's characteristics and future prospects, and must reflect the vision and aspirations of the local community. It will need to deal effectively with the issues facing the area, and has many roles, including:

- identifying those areas of land that need to be developed for new homes, shops, or employment uses in order to meet the area's needs;
- identifying those areas of land which must be protected from development – perhaps because of their historic or environmental importance;
- ensuring that infrastructure and local facilities are provided at the same time as new homes, shops or employment uses; and
- setting out policies against which planning applications can be judged.

1.0.3 Until this Local Plan is adopted, the Development Plan for South East Lincolnshire consists of the saved policies of the Boston Borough Local Plan and the South Holland District Local Plan. Appendix 2 sets out the 'saved' Local Plan policies that the new Local Plan policies will supersede.

1.0.4 Once adopted, this Local Plan and other adopted development plan documents will form the statutory Development Plan for the area. The Development Plan informs a range of implementation plans and decisions on planning applications. When this Local Plan is adopted, the development plan will be as show below. Other documents are being prepared in accordance with the Local Development Scheme date or any successor.

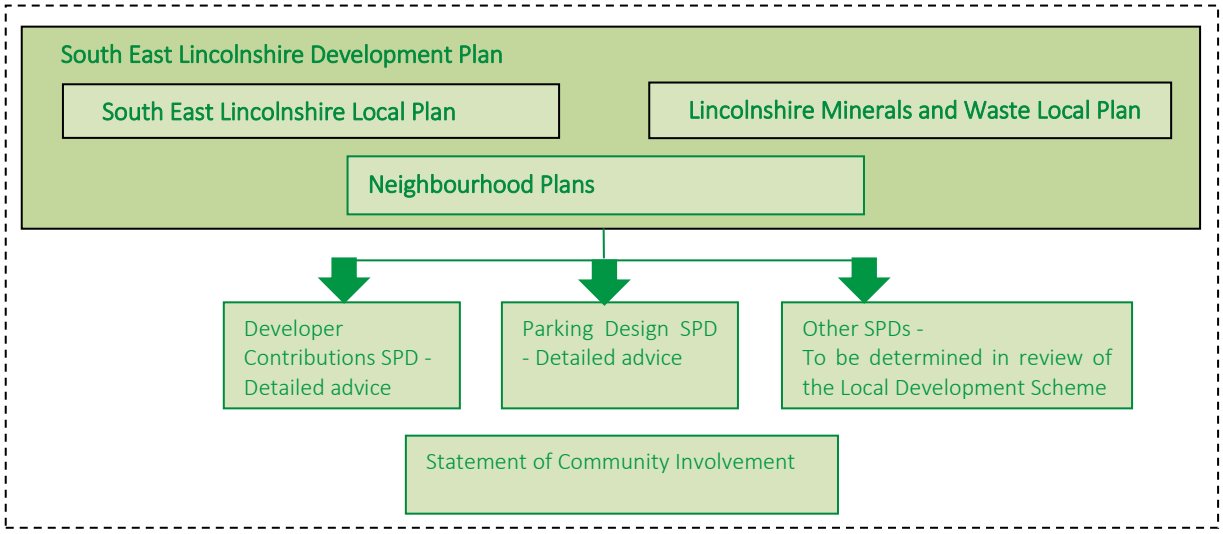


Figure 1: Relationship of the South East Lincolnshire Local Plan and other planning documents

1.2 How far has the preparation of the Local Plan progressed?

1.2.1 This document is the Joint Committee's Local Plan: Publication Version. It sets out an overall vision of how South East Lincolnshire and settlements within it should develop, and the strategic objectives that will ensure key spatial issues are addressed. This is followed by planning policies, arranged around six themes, and information about how, when and with whose resources the Local Plan will be delivered. The document also includes information about how progress in delivering the strategy will be managed and monitored, and a separate Policies Map and its 'Inset Maps' that illustrate the locations and sites to which policies refer.

1.2.2 This Local Plan deals with all land use and development issues affecting South East Lincolnshire, except for minerals and waste (see Figure 1; these are covered in the Lincolnshire Minerals and Waste Local Plan[1]).

1.2.3 Publication of this Local Plan follows three earlier consultations (see Figure 2 below). The representations received in earlier consultations, together with updated national planning policy, recently completed evidence and the findings of a Sustainability Appraisal[2], Habitats Regulation Assessment[3], Whole Plan Viability Assessment[4] and Infrastructure Delivery Plan[5] have informed the preparation of this document. Appendix 3 lists the studies that have underpinned policy development.



Figure 2: Local Plan Timetable

1.3 Sustainability Appraisal and Habitats Regulations Assessment

1.3.1 An integrated Sustainability Appraisal and Strategic Environmental Assessment[2] has been carried out at key stages in the preparation of this Local Plan. Full details can be found in the accompanying Sustainability Appraisal report[2]. The Appraisal of the Local Plan has been an iterative process and it has played an important role in developing and refining the contents of this Local Plan. Feedback from the appraisal process has helped shape the policies and site allocations included in this document.

1.3.2 A Habitats Regulation Assessment[3] (HRA) has also been undertaken to ensure that there are no significant adverse effects of the Publication Version of the Local Plan on Natura 2000 sites. The HRA[3] has discounted all impacts except for a risk to the Wash SPA and Gibraltar Point SPA (which form part of the overarching Wash and North Norfolk Coast European Marine Site) from recreational disturbance from new residential development. As a consequence, the HRA[3] has made a number of recommendations for project-level assessment and mitigation provision, which has been incorporated into relevant policies in this Local Plan.

1.3.3 For major residential developments within 10km of The Wash and North Norfolk Coast European Marine Site, a project-level Habitats Regulations Assessments will be required. All major housing proposals, including the sustainable urban extensions at Boston (site Sou006), Spalding (sites Pin024/Pin045) and Holbeach West (site Hob048) should be designed and delivered with suitable avoidance and mitigation measures, as indicated by the project-level Habitats Regulations Assessment, including Suitable Alternative Natural Greenspace (SANGs).

1.3.4 The potential for cumulative effects will be monitored through the Annual Monitoring Report.

2.0 Context

2.0.1 The policies and proposals in this document have been prepared having regard to the National Planning Policy Framework (NPPF)[9], supplemented by the National Planning Practice Guidance (NPPG)[10,] the Government's East Inshore and East Offshore Marine Plan[11] and individual policies on specific topics, such as traveller sites, sustainable drainage, and starter homes. The Local Plan must be consistent with these Government policies but, by and large, it does not repeat them - instead, it seeks to build on them and provide a South East Lincolnshire interpretation of them. At a more local level, the Local Plan also has to be consistent with Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies document[1] as well as the emerging Site Locations document[12].

2.1 Duty to Cooperate

2.1.1 The 2011 Localism Act introduced the 'duty to co-operate', which requires local planning authorities to consider joint approaches to plan-making, and to engage in partnership working on strategic issues that go beyond their area. To achieve this, the Joint Committee must work with neighbouring local planning authorities and other bodies relevant to South East Lincolnshire. These are the Environment Agency, Historic England, Natural England, the Civil Aviation Authority, the Homes and Communities Agency, local clinical commissioning groups, the National Health Service Commissioning Board, the Office of Rail Regulation, the local highway authority, and the Marine Management Organisation.

2.1.2 In addition to the above, the Joint Committee has had regard to the Greater Lincolnshire Local Enterprise Partnership, the Greater Cambridgeshire and Peterborough Local Enterprise Partnership and the Lincolnshire Local Nature Partnership in preparing this plan. A full statement of the actions[13] taken by the Committee under duty to co-operate accompanies this Local Plan.

2.2 Neighbourhood Planning

2.2.1 The Localism Act 2011 gives local communities the power to help decide where development should go and the type and design of that development, by preparing neighbourhood plans for their areas. The Act places a duty on the Local Authorities to support such work.

2.2.2 Once adopted, neighbourhood plans become part of the statutory development plan for the area. Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

2.2.3 Town and parish councils and 'neighbourhood forums' in South East Lincolnshire may set out their own planning policies and site allocations in neighbourhood plans. However, their neighbourhood plans will need to be in general conformity with the strategic policies of this Local Plan. These are:

Strategic Policy
1: Presumption in favour of Sustainable Development
2: Spatial Strategy
5: Strategic Approach to Flood Risk
6: Meeting Physical Infrastructure and Service Needs
7: Developer Contributions
8: Improving South East Lincolnshire's Employment Land Portfolio

10: Meeting Objectively Assessed Housing Needs
11: Distribution of New Housing
21: Retail Hierarchy
24: The Natural Environment
25: The Historic Environment
27: Climate Change and Renewable and Low Carbon Energy
28: Community, Health and Well-being
29: Delivering a more Sustainable Transport Network

Table 1: Strategic Policies

2.3 Spatial Portrait

2.3.1 South East Lincolnshire covers approximately 1,100 square kilometres and lies to the west and south-west of the Wash estuary. Comprising Boston Borough and South Holland District, the area is in the south-eastern corner of the East Midlands Region, bordering directly onto the counties of Cambridgeshire and Norfolk.

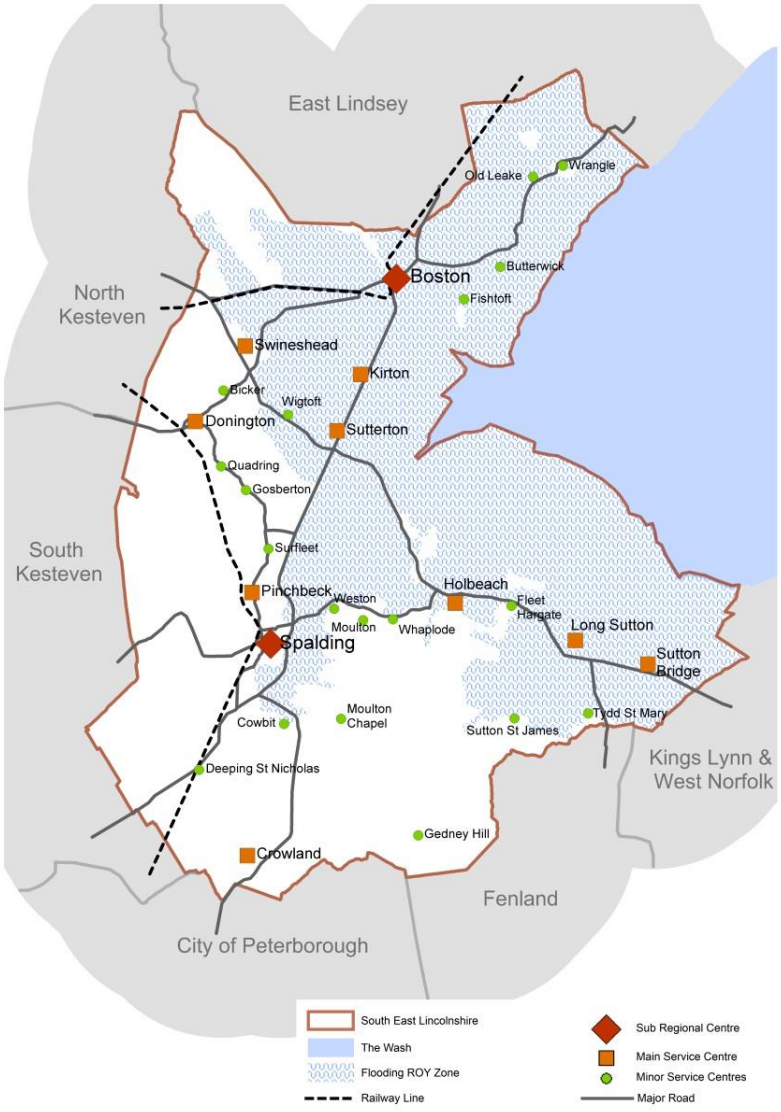


Figure 3: South East Lincolnshire Key Diagram

2.3.2 The Local Plan area is sparsely populated with approximately 158,100 residents[14]. However, South East Lincolnshire has seen one of the largest increases in population since the 2001 Census. The population of Boston Borough has increased by 19.3% (to 66,500) since 2001, and in the same period South Holland has seen an increase of 18.1% (to 90,400)[15]. As the population growth for Lincolnshire has been 13.1%[15], the growth for the Local Plan area is significant, particularly given its relatively marginalised location away from the conurbations of the East Midlands. Furthermore, the Local Plan area attracts some 14,000 seasonal workers in agriculture and horticulture annually.

2.3.3 In South East Lincolnshire there are some 70 recognised settlements. The two largest centres of population are Boston and Spalding with approximately 33,000 and 29,000 residents respectively[14]. In South Holland, the towns of Holbeach, Crowland, Donington, Long Sutton and Sutton Bridge are freestanding centres. Holbeach, with a population of over 8,000, is the largest[14]. In Boston Borough the outlying settlements are smaller with Kirton, Swineshead, Butterwick, Old Leake, Wrangle and Sutterton being the largest. However, each provides services and local employment opportunities for residents, including from the surrounding rural areas.

2.3.4 South East Lincolnshire has a total of 73,800 economically active residents[16]. 73.3% of residents aged 16-64 are in employment, which is just below the regional and national averages[16]. Unemployment rates in the area remain relatively low and have been steadily decreasing between 2012 and 2016. However, average earnings in South East Lincolnshire are considerably lower than those elsewhere in the region or UK, although average earnings for employees working in South Holland are higher than for those in Boston Borough.

2.3.5 Agriculture is a key employment sector in South East Lincolnshire and the majority of businesses in the area are classed as 'rural', which reflects the dominance of agriculture in Boston Borough and South Holland. Furthermore, the region's horticultural business is the second-most important in the UK with an estimated annual value of £470 million (2010). Food processing is also important to the area's economy with an above average number of people employed in the manufacturing sector[16]. The Port of Boston is one of Boston Borough's major employers and continues to do well, benefiting from ample available space and storage areas.

2.3.6 In terms of occupation, South East Lincolnshire has a high proportion of people employed in operative and elementary occupations and a low number with managerial, professional and associate professional jobs when compared to the wider East Midlands and Great Britain[17]. The area is therefore yet to fulfil its potential in generating high value-added 'knowledge economy' jobs. However, South East Lincolnshire's workforce is also comparatively poorly qualified when considering the average for the East Midlands and Great Britain[17]. This is particularly apparent in Boston Borough where up-skilling local residents remain a priority for those within the education and business community.

2.3.7 In South East Lincolnshire, the take-up of employment land is slow, although recent development within the Kirton Distribution Park and at Wardentree Lane, Spalding is a positive sign. The recently approved scheme for the expansion of the University of Lincoln Campus at the Holbeach Food Enterprise Zone is an important step in trying to help attract more value-added knowledge economy jobs to the area in the long term. The number of

businesses starting-up in the area has increased year on year since 2011 by 20% overall, many are small-scale but play an important role in supporting the local economy[18].

2.3.8 In general, South East Lincolnshire is well provided with shopping facilities[19]. The quantity and quality, in terms of accessibility and the range of retailers and retail formats, is broadly appropriate to meet the needs of local people. It has a healthy market share of convenience goods expenditure but some comparison goods expenditure leaks to the south and east[19].

2.3.9 Boston town centre is the defined retail centre for Boston Borough whilst Spalding town centre performs a similar role in South Holland. Holbeach, Long Sutton, Crowland, Donington Kirton and Sutton Bridge provide residents with a range of shops and services to meet everyday needs. In 2015, vacancy rates for retail units in the area's town centres remain relatively high. Despite this, footfall through Boston town centre has been increasing in recent years, and both Boston and Spalding are popular on market days.

2.3.10 The Index of Multiple Deprivation 2015 ranked Boston Borough and South Holland District the 66th and 134th most deprived out of the 326 English Local Authorities[20]. The most deprived areas are concentrated in the centre and north-western (Fenside) area of Boston town and in Sutton Bridge, South Holland[20]. There are a variety of problems affecting both areas, including: low income; poor health; involuntary exclusion from employment; and poor educational attainment and skills. More generally, many residents face barriers to housing because of unaffordability, which can lead to poor living environments for some. Many residents living within the rural area are also reliant on the car to provide access to shops and services, particularly with public transport being more limited in these areas.

2.3.11 South East Lincolnshire has approximately 67,000 dwellings (28,340 in Boston Borough and 38,660 in South Holland) occupied by around 64,600 households[15]. The type of housing in the area reflects its rural nature, with a higher proportion of properties being detached than the national average[15]. The majority of South East Lincolnshire's housing stock is owner occupied with private rented accommodation as the second most popular form of tenure[15]. The number of social rented properties in Boston Borough is above the national average, but in South Holland the figure is below[15].

2.3.12 House prices in the area remain well below those in Lincolnshire as well as the rest of England. This is despite the fact that average house prices in Boston Borough and South Holland increased by 159% and 154% respectively between 2000 and 2010[21]. The shortage of affordable housing is a significant issue for the area. South East Lincolnshire lies within two housing market areas; there is a requirement for 100 affordable dwellings per annum in Boston Borough[22] and 280 in South Holland[23,24] to 2036. However, the delivery of affordable homes in recent years has been much lower than this requirement; just 22 and 91 affordable dwellings were completed in Boston Borough and South Holland in 2015/16.

2.3.13 South East Lincolnshire is located at the south-eastern limit of coastal Lincolnshire which is recognised as being poorly connected - especially by the highway network - to the rest of the region. Just three Principal 'A' Roads connect the area and these are heavily used by a considerable volume of HGVs and farm vehicles, and other slow moving vehicles such as caravans accessing the Lincolnshire and Norfolk coasts in the summer.

2.3.14 Passenger transport to places outside the area is mainly by bus or rail. However, rail provision in South East Lincolnshire is relatively limited in both coverage and service

level, and passenger usage of Boston and Spalding's rail stations has declined in recent years[25]. Currently, rail services to Nottingham, Lincoln, Peterborough and beyond operate at hourly intervals or longer. Bus patronage in Lincolnshire as a whole has also decreased over the last few years. In South East Lincolnshire, the primary inter-urban bus network provides separate links to Boston from Lincoln and Skegness, and to Spalding from King's Lynn (via Holbeach) and Peterborough (via Crowland)[26]. This network is supported by an on-demand bus service (CallConnect) that operates in response to pre-booked requests without a fixed timetable. Other commercial bus services link the towns of Boston and Spalding directly and provide links to the rural-hinterland settlements of the two towns. Three 'Into Town' routes in Boston provide regular services linking residential neighbourhoods to the town centre on a 30-minute cycle throughout the day. In Spalding, two 'Into Town' routes provide a similar service.

2.3.15 Car ownership in South East Lincolnshire is above the county and national average, reflecting the rural nature of the area, limited rail provision and lack of access to services in some areas[15]. It is therefore unsurprising that the car or van is the primary form of transport for residents travelling to work[15]. In South Holland, 45% of people travel to work by car, which is significantly higher than the national (35%) and Lincolnshire (40%) averages[15]. Boston Borough has a rate that is marginally below the county average but marginally above the national[15]. Bicycle use in Boston Borough is relatively high, as levels are nearly double that of Lincolnshire and four times the national rate. In South Holland, bicycle use is comparable to the rest of Lincolnshire[15].

2.3.16 Although the landscape of South East Lincolnshire has a very flat and rural character, it is shaped and dominated by agricultural and horticultural activity. This means that extensive views and large open skies are common vistas, where vertical structures like churches (such as the 'Boston Stump'), pylons and wind turbines draw the eye, defining man's historical and modern day influence on the area. Field hedgerows and wooded areas are limited to lining roads or around settlements. The open and flat landscape of the area also means that it is sensitive to development.

2.3.17 A huge part of the area has been reclaimed through a vast network of drainage systems and coastal defences that have created some of the richest and most extensive agricultural and horticultural resources in the country. The flat character of the land and its proximity to the Wash estuary means that the main watercourses - such as the River Witham, River Welland, River Nene and connected drainage channels - have tidal influences which require everyday management through the operation of pumping stations and sluices. Climate change, along with the associated predicted effects on sea-level rise, brings the threat of extensive flooding that could affect whole settlements. This is predicted to be common in 100 years' time as a consequence of extreme high tides and storm-surges causing major breaches in coastal and/or tidal defences. Even a minor flood event has the potential to inundate valuable farmland with saline water and negate productivity for many years.

2.3.18 South East Lincolnshire's nationally and locally designated wildlife sites provide different levels of protection for a growing range of protected and priority habitats and species. The Wash is a natural habitat of international importance and has Ramsar, Special Protection Area (SPA), and Special Area of Conservation (SAC) designation as well as also being protected as a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). Besides the Wash, the area is home to: 2 SSSI's, 3 Local Nature Reserves, 81 Local Wildlife Sites and 2 RSPB reserves.

2.3.19 The area's interlinked waterways are part of the rich ecological network supporting the biodiversity of the area. Historically, these watercourses were the main transport corridors for trade with inland Lincolnshire and beyond. Today, this role is more limited but they are a resource with a largely unrealised potential for recreation and tourism. The Fens Waterways Project that is underway seeks to link Lincoln and Ely with an inland waterway and should have tourism benefits for the area, as well as helping to connect habitats.

2.3.20 There are 2 Air Quality Management Area's (AQMA) within Boston to monitor levels of nitrogen dioxide[27]. When assessed in 2016, it was concluded that consideration can be given to the revocation of the Bargate Bridge AQMA, although it was recommended that this be postponed until the impact of a new distributor road and proposed residential development in the area can be properly assessed[27]. There is still an air quality issue in the Haven Bridge AQMA[27].

2.3.21 South East Lincolnshire has a long and varied history. Some of its archaeological remains date back to Roman times when salt manufacture was an important industry, particularly in the south of the area. Agriculture also has ancient roots and managing tidal inundation to protect farmland is evident in banks and ditches dating from Anglo-Saxon times. Boston has been a major centre as a port and commercial area since the Middle Ages and later played a significant role in the Pilgrim Fathers' journey to the new world and the founding of the USA. Today, the area has 24 Conservation Areas (13 of which are in South Holland), over 1000 listed buildings, 43 Scheduled Ancient Monuments (SAMs) and 2 Registered Parks and Gardens. These assets are highly valued for the important contribution they make to local distinctiveness and identity. The town of Boston has three conservation areas and its built heritage is regarded as being of national significance by Historic England. Both Boston town and Spalding retain a strong commercial function within their historic cores that attracts visitors generated by the tourist economies of Lincolnshire and Norfolk, adjoining to the east. There are many pressures on the historic environment and the percentage of Conservation Areas, SAMs and Grade I and II* listed buildings deemed to be 'at risk' in South East Lincolnshire is above the national average[28].

2.3.22 For a sparsely-populated, predominantly rural area, South East Lincolnshire, surprisingly, is of great importance in the national context; its contribution to food production and food security is significant, while its ability to conserve scarce resources and develop sustainable energy solutions will contribute to meeting the challenge of climate change.

2.4 Our Vision for South East Lincolnshire

2.4.1 The level of growth expected to occur in South East Lincolnshire over the Local Plan period needs to be delivered in a sustainable manner. A vision has therefore been prepared to guide the sustainable development of the area. The following vision is locally distinctive and aspirational, but is also realistic and deliverable.

Our Vision

By 2036 growth will be concentrated in South East Lincolnshire's most sustainable settlements, taking into account the sensitivity of the predominantly rural, flat, open landscape and the risk of flooding. The majority of development will be focussed in Boston and Spalding, but there will also be an appropriate level of growth in some of the area's smaller towns and villages to ensure that they remain resilient and sustainable.

The delivery of new sustainably-designed homes (both market and affordable), as well as additional employment opportunities, will meet the needs of all the population. This will be supported by the necessary facilities, services and infrastructure that create healthy, mixed and balanced communities. Through growth, health inequalities and community deprivation will have been reduced.

The delivery of all new and/or improved infrastructure to support growth, including strategic highway improvements and measures to reduce the causes and impacts of flooding, will be phased to ensure that new development is both sustainable and deliverable.

South East Lincolnshire will be better connected by sustainable modes of transport, which will help ensure access to key services and facilities and places of employment is more accessible to all, as well as helping to reduce carbon emissions.

New development will be of a high standard of design and will help South East Lincolnshire mitigate and adapt to climate change. The use of renewable energy technologies and sustainable drainage systems will also help minimise carbon emissions and flood risk respectively.

South East Lincolnshire's important heritage and natural assets, landscapes and townscapes will have been protected, conserved, and enhanced where appropriate, to ensure that their inherent social, economic and environmental qualities are retained and that opportunities for sustainable tourism can be realised.

The economic base of the area will have been strengthened: the growth of existing businesses in food production, processing and distribution will be supported; our high-quality agricultural land will be protected; and opportunities to diversify the economic base within the settlements, and through appropriate development in the countryside, will have been promoted in a sustainable way. This, alongside improved educational attainment, will help to provide residents with access to higher skilled, better paid jobs close to where they live.

2.5 Strategic Priorities

2.5.1 The following strategic priorities for South East Lincolnshire are the main principles that will be followed to deliver the Local Plan's vision. The vision and strategic priorities are the starting point for developing the detailed policies and site-specific proposals outlined in this document. Once adopted, they will also be used to help monitor the success of policy implementation.

Strategic Priority	Content
Sustainable Development	
1.	To deliver sustainable development in South East Lincolnshire that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations.
2.	To ensure that the scale, distribution and type of new development is sustainably located to take account of flood risk across South East Lincolnshire.
3.	To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.
Economy	
4.	To provide the right conditions and sufficient land in appropriate locations to help diversify and strengthen the economic base of South East Lincolnshire to meet the needs of existing businesses, to attract new businesses and sources of employment, and to maximise the potential historic and environmental assets can have for sustainable tourism.
5.	To protect a mutually-supportive hierarchy of vibrant self-contained town centres and secure their enhancement by promoting an appropriate mix and scale of retail, leisure and other town centre uses and by maximising opportunities for regeneration.
Housing	
6.	To provide enough choice of land for housing to ensure that the housing stock better meets local housing needs and aspirations, including for older people, first time buyers and those in need of affordable and starter housing.
Environment	
7.	To conserve and enhance South East Lincolnshire's natural and historic environment and to promote greater access and understanding of assets through new development.
8.	To minimise the impact of and adapt to climate change by making more sustainable use of land and resources, reducing exposure to flood risk, promoting sustainable development and reducing human exposure to environmental risks.
9.	To promote the more efficient use of land, prioritise the re-use of previously-developed land and to minimise the loss of South East Lincolnshire's high-quality agricultural land by developing in sustainable locations, at appropriate densities.
10.	To provide equal opportunities for everyone who lives, visits, works and invests in South East Lincolnshire by helping to create more sustainable

	communities, reduce locational disadvantage and upgrade a range of community facilities recognising that these all contribute to the fulfilment, health and well-being of residents and visitors alike.
Transport	
11.	To improve accessibility for all to jobs, services and facilities by sustainable and public transport, to make travel as easy and affordable as possible, both within the area and along key links to and from South East Lincolnshire.
12.	To improve South East Lincolnshire's highway infrastructure, to tackle congestion, improve road safety and make journeys as easy as possible particularly for those living in rural areas and to enhance efficiencies for business.

Table 2: South East Lincolnshire Strategic Priorities

3. Promoting Sustainable Communities in South East Lincolnshire

3.0.1 The following suite of policies set out the approach to delivering sustainable development across South East Lincolnshire to 2036. In doing so, these policies set out where new growth is expected to go, the infrastructure required in support and how such development will be delivered over the Local Plan period, ensuring that positive improvements are sought in the quality of the built, natural and historic environment, as well as to resident's quality of life.

3.1 Presumption in favour of Sustainable Development

3.1.1 The National Planning Policy Framework[9] introduced, at the heart of national policy, a presumption in favour of sustainable development. This should be seen as a 'Golden Thread' running through both plan-making and decision-making. Policy 1 seeks to ensure this presumption at a South East Lincolnshire level.

Policy 1: Presumption in favour of Sustainable Development

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework[9]. Where appropriate, each Local Planning Authority will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Local Plan area.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – for decision making this means whether:

1. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework[9] taken as a whole; or
2. specific policies in that National Planning Policy Framework[9] indicate that development should be restricted.

Reasoned Justification

3.1.2 The presumption in favour of sustainable development is at the heart of the national approach to planning, and through the Planning Inspectorate, the Government is requesting that each Local Planning Authority includes a policy covering this matter in its Local Plan. Policy 1 will therefore help to make sure that decisions are taken in line with the presumption in favour of sustainable development.

Monitoring

Applications developed within defined timescales
% appeals dismissed

3.2 Spatial Strategy

3.2.1 South East Lincolnshire's settlements have evolved over time and can be expected to evolve, in a sustainable manner, to help meet the development needs of the area. The spatial strategy identified by Policy 2 is a ranking of those settlements deemed to be most sustainable in descending order.

3.2.2 The spatial strategy has been defined following consideration of a number of factors (see the Strategic Housing Land Availability Assessment[29] and the Housing Papers[30]), including the presence of available and deliverable sites, infrastructure capacity and needs, proximity to local shops, services and community facilities, access to public transport and in particular, flood risk. Large parts of South East Lincolnshire, and particularly Boston Borough, are at high risk of flooding. A sequential approach to flood risk for the Local Plan area has been applied to inform the process[31].

3.2.3 The ability of residents to access employment opportunities close to home, and the ability of a location to sustain local businesses is an important factor to ensure that housing and employment growth are closely linked.

3.2.4 Defining settlement boundaries provides a degree of certainty to the community and to developers about where the most sustainable locations for new development will be promoted, and specifically, where the provisions of Policy 2, below, will apply. This policy should be considered in conjunction with the Policies Map: an Inset Map is provided for each settlement identified below.

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
Kirton 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 a 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 Black Lion End
Gedney Church End
Gedney Dawsmere
Gedney Drove End
Gedney Dyke
Gosberton Risegate /Clough
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.

Reasoned Justification

Sub-Regional Centres

3.2.5 The Sub-Regional Centres of Boston and Spalding are clearly the largest urban areas and centres for services for the Local Plan area and beyond. They need to continue to accommodate the level of services and economic opportunities for the benefit of communities over a widespread area. Both towns also have significant infrastructure needs in respect of major improvements to highways and the levels of growth identified under Policies 10-14 reflect the need to fund this highway infrastructure.

3.2.6 Boston is the second largest town in Lincolnshire with a historic core containing buildings and a street pattern that is of national significance (see Policy 25). It has a vibrant retail centre: national retailers are located within the historic core and the retail centre of Pescod Square, while a twice weekly market attracts traders and customers from a wide area. Access to a full range of education opportunities is available including further education at Boston College. Pilgrim Hospital is a regionally-significant resource as regards health provision. As a port Boston has a long-established history of trade which has evolved into other employment opportunities (see Policy 8). More modern business areas have developed within the western section of the urban area.

3.2.7 The Boston urban area also offers the vast majority of housing stock and choice within the Borough and this also presents one of the most significant challenges the Local Plan has had to address: - that is, meeting housing needs in an area where flood risk is a significant threat. Whilst the Local Plan takes a precautionary approach to flood risk it is recognised that the Boston urban area will continue to be an area of choice for most residents, and therefore flood mitigation is a major consideration and cost in the delivery of new development. The Boston Barrier is expected to be of huge significance to the viability of new development in Boston, the role of the town as a Sub-Regional Centre and to reducing flood risk overall.

3.2.8 Spalding is also a historic settlement but its historic core is of a smaller scale to Boston. Spalding has also seen major growth take place onwards from the latter part of the twentieth century with more modern housing, retail and business environments extending the footprint of the urban area, mainly to the north and west. The development of the A16 through to Peterborough as well as rail connections has brought Spalding within the scope of the south-east of the country and employment opportunities well beyond South Holland. This has partly fuelled the greater rates of residential development in Spalding (and South Holland) in recent times, when compared to Boston Borough - and created housing affordability issues. Spalding also serves the wider area as regards further education opportunities and health care.

Main Service Centres

3.2.9 The Main Service Centres in general consist of those settlements seen to perform significant service roles for quite wide areas of Boston Borough or South Holland. South Holland's larger area and rural hinterland means that more Main Service Centres have established over time. The Local Plan area has provided the opportunity to identify a larger group of Main Service Centres between Boston and Spalding; Kirton (in Boston Borough) is of a similar scale and function to most of the Main Service Centres in South Holland, but Swineshead and Sutterton have also been identified as it is considered that they could evolve and perform more of a supporting role to surrounding communities. Their inclusion, along with the more established Kirton and Donington, should encourage service infrastructure growth and therefore make these areas more self-contained. Both have comparatively good sustainability assessments[32]

and also have past development rates which are comparable to the other Main Service Centres.

3.2.10 The inclusion of Pinchbeck as a Main Service Centre can also contribute to maintaining and improving service infrastructure outside Spalding. But the main justification for its inclusion as a Main Service Centre is that there are significant levels of development within the parish, the boundary of which adjoins the urban edge of Spalding. Whilst the settlement boundary for Pinchbeck will define the settlement it is clearly a location of significant existing service provision.

3.2.11 Holbeach is of a very different scale to the other Main Service Centres and has a historic core and a range of services of a much greater concentration and magnitude, including further-education opportunities. Coastal flood risk is also a significant issue for the settlement especially given its need to meet the demand for housing. The proximity of the town to the A17 also means that future traffic impacts are a significant consideration (see Policy 29) in bringing forward new residential development, as well as significant new employment land (Site HO002).

Minor Service Centres

3.2.12 The settlements defined as Minor Service Centres are more numerous and diverse. All have relatively comparable levels of sustainability[32] but some are identified because of their close proximity to larger service centres. There is also recognition that a number of these settlements are located within the area between Boston and Spalding along with the Main Service Centres. This strengthens the case for them to meet the housing needs of the Local Plan area through allocated sites and also helps to build an extended range of shared services such as schools and health provision.

Other Service Centres and Settlements

3.2.13 A large group of varied settlements are included in the Other Service Centres and Settlements category. Many, particularly in South Holland, have established over a long time as groups of settlements serving relatively remote rural areas. In general, many of the settlements have had greater levels of self-sustainability in the past and it is recognised that incremental development is unlikely to trigger a revival. However, such settlements can still provide a community focus and will remain a location of choice for many local residents.

3.2.14 The settlement boundaries[33] of the Other Service Centres and Settlements allow limited opportunities for residential development largely because the character, appearance and form of the settlements are mainly small in scale and close to the surrounding designated Countryside. Typically, only small open frontages separate the main body of such settlements from properties detached from their designated settlement boundaries. A significant number of these settlements are linear in form; it is seen as a particularly important function of the settlement boundary to stop further incremental linear extensions[33]. The scale of development opportunities that might arise were a less restrictive approach to be taken would threaten the spatial strategy of the Local Plan to provide for housing in the settlements of greater need and which offer sustainable bases for development of a larger scale.

Countryside

3.2.15 The Countryside of South East Lincolnshire is a precious resource, mainly in its role for agriculture but also for recreation. There are types of development that require a

Countryside location either because it is the location of an existing building or use of land. Where changes to such buildings or land uses require planning permission Policy 2 and other more detailed Local Plan policies will apply. Agriculture and forestry are clearly uses which must function in the Countryside but other uses which may diversify from agriculture and forestry, e.g. recreation and tourism, can meet the broad sustainable objectives of the Local Plan. Similarly, other assets such as waterways and access to the coastal areas may offer opportunities to expand the opportunities the area can offer visitors (See Policy 9).

3.2.16 Some land uses may also require a Countryside location because of their functionality, such as the plant and equipment of public utility providers or in the provision of flood mitigation infrastructure.

3.2.17 Housing needs may also, by exception, be justified in the Countryside; for example, for Gypsy, Traveller and Travelling Showpeople accommodation (Policy 17) or to meet the specific housing needs of a settlement (see Chapter 5).

Monitoring

The amount of services lost and/or gained within each settlement boundary
No of planning permissions approved for non-countryside uses outside settlement boundaries

3.3 Development Management

3.3.1 Policy 3 provides a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. In essence, it is a compendium of the sustainable development considerations contained in other policies in the Local Plan and is provided as an overarching 'summary' policy to help decision makers, and applicants alike, focus on the type of factors that will be assessed in considering development proposals. All types of planning applications requiring a decision will be subject to the considerations of this policy.

3.3.2 The policy is intended to be relevant to any type of proposal whether large or small. New development should be appropriate to the site, achieve a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area. All new development, including residential and commercial proposals, should also reflect the area's distinctive development form and patterns of building, spaces, and means of enclosure, townscape and landscape, and incorporate in the design those features which are important to the history and form of the area.

Policy 3: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk; and
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets.

Reasoned Justification

3.3.3 Many occupiers of existing buildings may wish to create extra space by adding an extension. This is often as an alternative to moving to a larger property. It is, however, important that any extension is carefully designed to respect and relate to the original building and integrates sensitively with the character and appearance of the surrounding area.

3.3.4 New development should reflect the principles of good design set out in the NPPF[9]. The orientation, layout, siting and landscaping of new buildings should maximise energy efficiency, utilising natural shelter and opportunities for passive solar gain. Issues of design and orientation will also be considered against Policy 4: Design of New Development.

3.3.5 Criterion 3 seeks to ensure that development would not be wasteful in its use of energy or in its depletion of natural resources (e.g. groundwater supplies). Policy 4 provides more detailed guidance with regard to waste minimisation, utilising renewable energy, reducing water

consumption and the sustainable use of existing materials on site (e.g. reuse of excavated materials for landscaping or raising ground levels).

3.3.6 One of the principle strategies of planning for growth that promotes and ensures the well-being of the environment is to provide for development in or adjacent to existing settlements or development areas. Such areas, particularly the urban areas, usually have the necessary services and infrastructure to support additional development. The Local Planning Authorities will encourage higher-density development in these locations to maximise accessibility. Keeping development areas relatively compact can also reduce the number and length of motorised journeys, especially by car, to and from everyday destinations. This contributes to the well-being of the environment by cutting down on the use of non-renewable resources (such as petrol) and, in turn, reduces the emission of harmful gases into the atmosphere. Developments should also maximise accessibility to local services and facilities by providing for enhanced public transport services and improved integration between different modes of travel, as well as opportunities for easier pedestrian and cyclist movement.

3.3.7 It is necessary to ensure that development does not have an adverse impact upon physical or social infrastructure such as, local roads, schools or health care. Where this is expected to happen, new or improved facilities should be provided. In some cases infrastructure providers will make the provision, but where the need results directly from a proposed development, developers will be expected to ensure that development makes a fair contribution towards its cost. In suitable cases, provision will be required on-site, but where this is not practicable, reasonable and equitable, developer contributions may be accepted in lieu of provision (see Policies 5 and 6 for more detail). Development proposals which fail to make appropriate provision for infrastructure will not be permitted. Prospective developers should therefore consult with the Local Planning Authorities at an early stage to ascertain infrastructure requirements. These can then be reflected in the purchase price of land or property, prior to committing to purchase land.

3.3.8 In determining applications, the Local Planning Authorities must ensure that new development takes into account and protect the amenities and operations of neighbouring properties and other lawful uses. When formulating proposals, consideration should be given to the potential for pollution from a proposed use. Guidance should be sought from the relevant council's Environmental Health Department on acceptable noise levels, standards of air quality, and other measures to avoid adverse environmental impacts as well as features that need to be incorporated in the design process. Where possible, proposals should strive to exceed statutory standards and show how they contribute to sustainable development. The Environment Agency should be consulted in relation to water quality, waste disposal and contaminated land issues (see Policy 26: Pollution).

3.3.9 Flood risk is a material planning consideration. As set out in national policy[9], inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The Local Planning Authorities will seek to bring about an overall reduction in flood risk through development; proposals will be assessed against the Sequential Test, and if necessary the Exceptions Test as stated in national policy[9]. In many circumstances, applications will need to be supported by a Flood Risk Assessment appropriate to the development proposal and its proposed location. The South East Lincolnshire Strategic Flood Risk Assessment[34] provides further guidance.

3.3.10 The necessary mitigation identified by the Flood Risk Assessment should be funded by the developer, and must be implemented prior to the development to ensure the flood risk is properly managed and so that the development remains safe throughout its lifetime. These measures will complement or improve existing defences where appropriate. Where there will be an unacceptable risk of flooding to the proposed development or it would unacceptably increase the risk to others the development will not be permitted. Policy 5: Strategic Approach to Flood Risk provides a Local Plan area-wide approach on mitigation for flood risk, and in the consideration of site-specific flood risk assessments opportunities may arise for flood risk mitigation beyond the site itself or from improvements at the strategic level.

3.3.11 The primary purpose of 'sustainable drainage systems' (SuDS) is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. Opportunities for incorporating a range of SuDS in all new development must be taken wherever possible. There are many different SuDS features available to suit the constraints of a site which could come in the form of green roofs or by providing new wildlife habitats such as ponds, wetlands and swales. Hard-engineered elements are often used in high-density, commercial and industrial developments, including permeable paving, canals, treatment channels, attenuation storage and soakaways. However the discharge of surface water to soakaways or other infiltration devices must be considered first, before alternative methods are investigated. SuDS should be designed into the landscape of all new development and should be included as part of a wider approach across South East Lincolnshire to improve water quality and provide flood mitigation. Maintenance will also be required, appropriate to the type of development and location proposed.

3.3.12 Development proposals should also protect, and where possible enhance biodiversity, geodiversity and green infrastructure (see Policy 24). Similarly, proposals will need to protect, and where possible enhance the historic environment such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments (see Policy 25). Development proposals which are likely to have a detrimental impact upon areas of natural habitats and/or historical buildings and heritage assets shall not be permitted.

Monitoring

No of planning applications refused on flood risk grounds
Number of planning applications refused owing to inappropriate design

3.4 Design of New Development

3.4.1 The NPPF[9] stresses that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' As such, Policy 4 identifies issues that should be considered when preparing schemes and Planning Statements (if required), so that development sits comfortably with, and adds positively to, its historically-designated, or, undesignated townscape or landscape surroundings.

3.4.2 Good design has a role in achieving sustainable development and adapting to, or mitigating, climate change. It will support sustainable development because it will reuse and adapt existing buildings to new uses, as well as designing new buildings and housing that can meet the changing needs of the occupants over their lifetime. This will reduce the amount of resources required for development.

Policy 4: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal and are viable will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the avoidance of visual intrusion by advertising, other signs, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems;
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the provision of appropriate landscaping and its use to enhance biodiversity and green infrastructure;
15. the appropriate use or reuse of historic buildings; and
16. the appropriate treatment of facades to public places and the design of shop frontages and signage.

Reasoned Justification

3.4.3 Good design will seek to provide a development that sits well in its surroundings and meets the requirements of its users, be that residential or commercial occupiers. The purpose of the Policy 4 is to provide a list of issues to be considered when development schemes are being prepared, rather than prescribing a particular design approach, consistent with the NPPF[9]. Design is a cross cutting issue so may be covered by other policies elsewhere in this Local Plan. Not all of the issues listed will be relevant in all cases.

3.4.4 Design of new buildings and spaces should take the principle of encouraging physical activity in line with Planning Healthy Weight Environments[35]. A development should incorporate existing public rights of way and cycleways and where practicable extend them, to encourage

residents to walk or cycle to places of work, school, local shops and services as well as open space. Such facilities should be accessible to all, including those with disabilities, older people and those with pushchairs, as well as other users with more specific needs, such as those with dementia or the visually impaired. Care should also be taken in designing undefined multi-use spaces where pedestrians, cyclists, public transport and taxis mingle as these can also be confusing for such groups.

3.4.5 A development will make buildings and places more resilient to flooding by, for example, raising the floor level, and adapting the internal materials, electrical circuits and plumbing to cope better with any flood event. These issues may be successfully incorporated in buildings that follow traditional or contemporary design in accordance with Building Regulations. In addition, owing to flood risk new activities may need to be deterred in certain areas based on their intrinsic hazard to groundwater. The hazard may result from a combination of the activity type, its duration and the potential for failure of flood-control measures.

3.4.6 New buildings can be orientated so that micro generation plant can be incorporated for its maximum benefit. It will incorporate, protect or extend existing habitats or land forms so that buildings are shaded from the extremes of weather to minimise energy consumption for heating or cooling. Improvements to biodiversity can be also achieved on the building, by, for example, the use of bird nest or bat roost boxes, green roofs or walls, as well as in the landscape. These features along with the incorporation, protection or extension of existing habitats will maintain or improve their resilience. Green walls and roofs also add to the thermal mass of the building. Shading buildings with plants or providing larger roof overhangs to shade windows, sizing windows according to their aspect and providing appropriate insulation allow buildings to be more resilient to extremes of temperature.

3.4.7 In addition, new developments will not pose an unacceptable risk of pollution to groundwater (see Policy 26).

Monitoring

Number of planning applications refused owing to inappropriate design

3.5 Strategic Approach to Flood Risk

3.5.1 Policy 5 serves two main purposes. The first is to explain how flood risk considerations have shaped the main proposals in the Local Plan, and how, as a strategic approach to flood risk the Local Plan may be reviewed in the future. The second is to provide a policy commitment by which strategic improvements to flood risk which may be brought forward during the Local Plan period can be assessed, and enhanced, where possible. Further details on the approach to site selection, including consideration of flood risk can be found in the Site Allocations Flood Risk Sequential Test Report[31], the Spatial Strategy Background Paper[36] and the Housing Papers[30] for each higher tier settlement. Sites allocated in this Local Plan are deemed to have passed the Sequential Test and no further evidence in respect of this will need to be submitted at planning application stage. Allocations will still need to demonstrate, through the submission of a site-specific Flood Risk Assessment, that the development will be safe for its lifetime.

Policy 5: Strategic Approach to Flood Risk

Major development shall be located in areas at the lowest hazard or probability of flooding and shall not, in itself, increase flood risk. Where the development would be for uses defined as Essential Infrastructure, Highly Vulnerable or More Vulnerable, it will be a requirement to show why the need for the development is exceptional where the hazard or probability of flooding of the sequentially-selected areas is constrained. Development will be permitted following the satisfactory completion of the Sequential and Exceptions Test and through the submission of a site-specific Flood Risk Assessment that demonstrates appropriate flood risk mitigation measures for the protection of occupants. Mitigation for the identified flood risk, including appropriate allowances for climate change, required by such development to make it safe will be provided and maintained for the lifetime of the development.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

Reasoned Justification

3.5.2 The South East Lincolnshire Strategic Flood Risk Assessment (SFRA)[34] provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. The SFRA[34] provides detailed information about all types of flooding and risks based upon likely flood depths, velocity and categories of 'danger'. The NPPG[10] defines the terms of 'Essential Infrastructure', 'Highly Vulnerable', or 'More Vulnerable' types of development.

3.5.3 The Local Plan area has a number of agencies with responsibilities for assessing and managing flood risk:- Lincolnshire County Council as Lead Local Flood Authority, the Environment Agency, Internal Drainage Boards as well as the Local Authorities. In addition to their individual responsibilities, these agencies work in various partnerships in order to bring about betterment to flood risk whether by policy or by innovation and infrastructure. Policy 5 is a commitment to work within the partnerships and also helps realise opportunities to enhance strategic flood protection through development proposals where opportunities may arise.

3.5.4 Planning applications will, where required, be accompanied by a site-specific Flood Risk Assessment, appropriate to the scale, type and location of the development. It is expected that the Flood Risk Assessment will provide detailed proposals for any required flood

mitigation for the protection of occupants (e.g. residents, workers, students and visitors) and for the lifetime of the development including expected outcomes of climate change. Such flood mitigation will be secured by planning conditions. Mitigation may also be incorporated in SuDS which are likely to be required irrespective of the flood risk. In certain circumstances, e.g. where a flood-mitigation proposal might also be of a more strategic benefit it may also be appropriate to seek planning obligations to support the benefits sought. The SFRA[34] provides further guidance on Flood Risk Assessments and also in respect of SuDS.

3.5.5 The Boston Barrier is a strategic-level flood mitigation defence that is expected to be completed by 2020. It will be of significant benefit to the urban area of Boston and could shape future development patterns that will arise in the Local Plan period.

Monitoring

Provision of new strategic flood mitigation infrastructure
No of planning permissions granted contrary to Environment Agency advice on the grounds of flooding or water quality
No of residential planning permissions granted in ROY zones

3.6 Meeting Physical Infrastructure and Service Needs

3.6.1 In the preparation of a Local Plan it is a requirement to provide an Infrastructure Delivery Plan (IDP)[5] and a Whole Plan Viability Assessment[4]. At a strategic level, these documents provide an overview of existing infrastructure capacity and needs arising from the Local Plan proposals, and an assessment of the viability of those proposals. Policy 6 sets out a strategic policy framework by which developers, service providers and the community are advised how physical infrastructure and service needs will be considered and met.

Policy 6: Meeting Physical Infrastructure and Service Needs

Planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. A planning condition and/or legal agreement may be required to help secure the arising needs.

Where development might take place over a period of time the provision of physical infrastructure and services will be phased. A master planning approach will be taken to aid the delivery of sites as appropriate. A piecemeal approach to applying for planning permission on a large site or the underdevelopment of a site that seeks to undermine the need to meet the policy requirements of the Local Plan will not be permitted.

Reasoned Justification

3.6.2 The broad categories of physical infrastructure and service needs to be considered may change over time or in terms of how they might be delivered. In the short and medium-term, the Infrastructure Delivery Plan[5] has considered the needs of a wide range of infrastructure and services such as:

- Water and drainage: supply and treatment, and flood-management infrastructure;
- Energy: electricity and gas;
- Communications: broadband;
- Green infrastructure, leisure and community facilities;
- Education;

- Health care;
- Transport: highways, cycling, pedestrian and public transport, and car/cycle parking.

3.6.3 The Infrastructure Delivery Plan[5] identifies some service needs as critical (e.g. water and energy supply and flood risk management), some are deemed as essential (e.g. schools and health care) and some are desirable. Depending upon the specific site proposals the importance of infrastructure between the essential and desirable categories may change. For example, on some sites open space provision may be required to meet the considerations of the Habitats Regulations Assessment[3]. In all cases, the Local Plan is the starting point for site-specific involvement with infrastructure providers who can then build the identified needs into their delivery plans as appropriate. A master planning approach will be used to bring together key partners where infrastructure delivery is particularly complex or the site is considered to be strategic in terms of the Local Plan or settlement. A comprehensive approach to a site's development will be taken at the outset so that, even with large sites whose development will take a number of years, the needs of the community will be met and the policy requirements of the Local Plan can be met in full.

3.6.4 It is the case that some forms of development, e.g. large housing schemes will generate needs for increased capacity or specific improvements in infrastructure for all or most of the above categories to make them acceptable. Other types of development, such as employment uses, may have specific energy needs to be met. Flood risk and the need for specific flood-management infrastructure will be considered by Policies 3 - 5. In delivering the infrastructure and service needs arising from new development Policy 7: Developer Contributions will be key, as will the use of planning conditions. Policies 28-30 will also be significant in determining the infrastructure needs arising from development proposals with regard to community needs in a settlement (e.g. healthcare and education) and for the need for transport infrastructure (e.g. for cycling or new road schemes).

3.6.5 The Infrastructure Delivery Plan[5] identifies the need for new or extended education provision as proposals come forward as planning applications. Two new secondary schools have been identified as being required in Boston and in Spalding. In the case of Boston a search for sites to serve the new sustainable urban extensions on the western side is being undertaken. In Spalding, a site has been identified on Inset Map 2 adjoining the western extent of the urban area; its early delivery will be sought to alleviate pressures on the existing schools in the town. Both would also alleviate the necessity to travel to the centre or the eastern side of the towns for secondary school education.

3.6.6 Extensions to secondary schools elsewhere will be sought, as development comes forward, in; Old Leake, Deeping St. Nicholas, Holbeach, Long Sutton and Donington. The need for a new primary school has been identified for Boston (serving site Sou006), for Spalding and Holbeach but specific sites have yet to be finalised. Extensions to most existing primary schools will be sought as development proposals come forward for the particular settlement.

Monitoring

No of infrastructure-related planning conditions discharged
No of infrastructure-related obligations within a Section 106 agreement delivered

3.7 Developer Contributions

3.7.1 Ensuring there is sufficient infrastructure to support future development is vital to achieving sustainable growth in South East Lincolnshire. Infrastructure includes all types identified in paragraph 3.6.2 above; as new developments give rise to the need for many new or improved services and infrastructure, it is reasonable to require developers to contribute towards meeting this provision, where consistent with this policy and national legislation. This should be informed by the Infrastructure Delivery Plan (IDP)[5] which has been prepared alongside this Local Plan and which will be regularly updated (see paragraph 3.6.3 above).

3.7.2 In South East Lincolnshire, the introduction of a Community Infrastructure Levy (CIL) is unlikely in the short-medium term; Policy 7 provides further guidance on how developer contributions will operate in South East Lincolnshire in the absence of a CIL.

Policy 7: Developer Contributions

Developments of 11 or more dwellings, and which have a combined gross floorspace of more than 1,000 sqm, will be expected to mitigate its impacts upon infrastructure, services and the environment to ensure that such developments are acceptable in planning terms. The Local Planning Authorities will not accept any proposals that artificially reduce capacity or floorspace to circumvent the proper operation of this policy.

Developer contributions will only be sought when they meet the tests set out in paragraph 204 of the NPPF[9], or any successor.

Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

Contributions will be secured through Section 106 legal agreements. Developer contributions will also be subject to the criteria set out in the Community Infrastructure Regulations (2010) 122 and 123 (or any successors) which require any financial contribution or contributions in kind towards infrastructure to meet a number of criteria.

Provision of developer contributions should be in accordance with the Developer Contributions Supplementary Planning Document (SPD) and each Local Planning Authority's adopted Developer Contributions Prioritisation Framework (or successor) and the South East Lincolnshire Infrastructure Delivery Plan (IDP)[5], and a Community Infrastructure Levy (CIL) charging schedule, if considered appropriate in the long term.

Reasoned Justification

3.7.3 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. They can be used to provide essential site-specific infrastructure to mitigate the impact of the development, such as a necessary road improvements, but can also secure developer contributions (affordable housing and other tariff-style contributions).

3.7.4 Policy 7 sets out the overarching framework for delivering developer contributions to support growth, including but not limited to affordable housing and other tariff-style contributions. Other policies in this plan set out more specific requirements on matters such as flood risk (Policy 5), affordable housing (Policy 15), open space and community facilities (Policy 28) and

transport (Policy 29). Where known, infrastructure required as part of the development of the Vernatts and Holbeach West Sustainable Urban Extensions is set out in Policies 12 and 13.

3.7.5 Developer contributions will take into account specific-site circumstances and the type and mix of development proposed. Infrastructure may be required on site, but when infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to contribute to the cost of providing the infrastructure necessary to support that development.

3.7.6 Where it is proposed to phase developments, sub-divide sites or where recent sub-division has taken place, or where there is a reasonable prospect of adjoining land being developed in tandem, the whole site will be considered for the purpose of determining whether the scheme meets the site and/or floorspace thresholds identified by Policy 7.

3.7.7 Where infrastructure requires maintenance, and that responsibility is to be passed to the relevant Council, County Council or Parish Council, a maintenance sum may also be sought for infrastructure provided, for a period of up to 10 years. Where applicants choose to retain responsibility for a facility or obtain the services of a maintenance management company, then they will be bound to ensure proper maintenance of this through the S106 legal agreement. A detailed maintenance plan is likely to be required to be submitted to the relevant Local Planning Authority with the planning application to show maintenance responsibilities for all aspects of the infrastructure and how it will be maintained.

3.7.8 Contributions will be in addition to any normally required by a developer to any utility company, internal drainage board or other statutory authority or organisation.

3.7.9 Developers are encouraged to liaise with infrastructure providers as early as possible when developing proposals to ensure infrastructure services are provided effectively. In accordance with the NPPF[9], this includes the need to address the strategic cross-boundary impacts of development, particularly with regard to cumulative impacts on the transport network.

3.7.10 The Local Planning Authorities do not intend introducing a Community Infrastructure Levy (CIL) in the short-medium term. As such, Policy 7 links the requirement for proposals to contribute to supporting strategic infrastructure, as well as to non-strategic infrastructure as long as it is consistent with the requirements of national legislation and this policy. However, should a CIL be introduced in the long term it will be made clear which infrastructure will be sought through each mechanism to ensure there is no 'double dipping'.

3.7.11 Contributions will be in the form of planning obligations secured in line with national legislation and policy[9,10]. Legal agreements, known as Section 106 agreements, will be used to secure such contributions, and will also include provision for legal fees.

3.7.12 The policy implications of this Local Plan, including those matters to be sought by developer contributions, have been subject to a Whole Plan Viability Assessment[4] to ensure that the cost would not adversely impact upon the viability of development in South East Lincolnshire. As such, it is expected that the costs of developer contributions are factored in when land is purchased. In exceptional circumstances, where applicants state that financial viability prevents the delivery of some or all developer contributions, a financial appraisal should be submitted. Preferably this should form part of the pre-application negotiations but must be

submitted with a planning application. Each Local Planning Authority's independent valuer will consider the assessment. All costs associated with the assessments will be met by the developer.

3.7.13 The Local Planning Authorities will re-negotiate planning obligations where necessary consistent with national policy[10]. Appropriate viability information should provide the basis of such negotiations.

3.7.14 Where a major development requires its own (on-site and/or off-site) infrastructure, and the proposal is subject to Environmental Impact Assessment and/or project level Habitats Regulations Assessment[3], the Local Planning Authorities will require the developer to consider the likely effects of the development and all its supporting infrastructure as a whole, so that potential in-combination effects can be fully assessed before any decisions are taken.

3.7.15 Where a developer can demonstrate that the viability of a development affects the provision of developer contributions, the Local Planning Authorities will balance the adverse impact of permitting the scheme on the delivery of such provision, with any identified planning benefits of the scheme.

3.7.16 More detail on how developer contributions will be implemented will be outlined in the Developer Contributions Supplementary Planning Document (SPD). This will include the infrastructure priorities for each Local Planning Authority area (and settlements within each area), within a Developer Contributions Prioritisation Framework. This approach will ensure that contributions are only sought for infrastructure that is expected to be adversely impacted upon, aiding the delivery of viable schemes.

Monitoring

Number of s106 agreements signed per annum
Level of developer contributions funding secured per annum
No of schemes where site–specific viability assessment leads to developer contributions not being sought

4. Promoting Economic Prosperity and Employment Opportunities

4.0.1 South East Lincolnshire is located within both the Greater Lincolnshire Local Enterprise Partnership (GLLEP) and the Greater Cambridge and Peterborough Local Enterprise Partnership which are committed to delivering sustainable economic growth in their areas over the Local Plan period. The GLLEP in particular has set ambitious targets in respect of key growth sectors; the aspiration is for agri-food, logistics, education, research and development, and the visitor economy to increase their economic value over the Local Plan period. Additionally the aim is to diversify the local economy and jobs market to attract more highly-skilled and high-value employment to the area[37]. This Local Plan has a fundamental role to play in the delivery of these aspirations.

4.1 Improving South East Lincolnshire's Employment Land Portfolio

4.1.1 The Employment Land Technical Paper (ELTP), 2016[38] identifies that up to 10,300 B-class jobs could be required in the Local Plan period, including for business, transport/storage, manufacturing and agri-food industries. The Spatial Strategy Background Paper, 2016[36] indicates that about 17,600 jobs could be required overall, including from the growth sectors of health, education, low carbon industries and leisure. It also identifies that more jobs are expected to be required in South Holland (13,800 jobs) compared to Boston Borough (3,800 jobs)[36].

4.1.2 Economic growth will be focussed in the higher-tier settlements; growth will therefore take place in the most sustainable locations, ensuring that better access between housing, jobs and services is promoted. Policy 8 directs the majority of new employment land and therefore jobs, to the Main and Local Employment Areas within the Sub-Regional Centres of Boston and Spalding and the Main Service Centres (Crowland, Holbeach, Kirton, Long Sutton, Sutterton and Sutton Bridge). More land is identified in South Holland to reflect the higher level of job growth expected to be delivered over the Local Plan period[36].

Policy 8: Improving South East Lincolnshire's Employment Land Portfolio

The South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and job growth in the area.

Main Employment Areas

The Policies Map identifies Main Employment Areas, as listed below, which are reserved for main employment in Classes B1, B2 and B8. Any non-B development will only be supported where the applicant can show that it is ancillary to the effective functioning of the Main Employment Area. A masterplan will be required for prestige sites identified*.

Mixed-use developments, which incorporate main employment uses together with other identified appropriate employment-generating uses, will be supported in Mixed-Use Areas identified #.

Reference	Main Employment Area	Gross Site Area (Ha)	B Class Employment Provision (Ha)	Employment Class
BO001	Boston Endeavour Park	13.3	4.3	B1
BO006	Riverside Industrial Estate, Boston	89.6	18.0	B1, B2, B8

BO035	Q2: The Quadrant, Boston*#	63.3	2.5	B1, A2, A3, A4
CRO01	Crease Drove Business Park, Crowland	6.09	1.9	B1, B2, B8
CRO09	Thorney Road, Crowland	1.7	1.7	B1, B2, B8
HO002	Holbeach Food Enterprise Zone*#	17.0	16.0	B1, B2, B8, D1
KI004	Kirton Distribution Park*#	21.9	15.4	B1, B2, B8, sui generis
LO002	Bridge Road Industrial Estate, Long Sutton	2.10	0.4	B1, B2, B8
LO009	Bridge Road, Long Sutton*	4.8	4.8	B1, B2, B8
SP001	Wardentree Lane, Spalding	182.9	34.6	B1, B2, B8
SP002	Lincs Gateway, Spalding*#	18.1	3.7	B1, A3, A4, C1
SP012	Clay Lake, Spalding*	36.9	18.3	B1, B2, B8
SU001	Sutterton Enterprise Park	6.28	2.6	B2
SB002	Wingland, Sutton Bridge	24.4	2.3	B1, B2, B8
	TOTAL		126.5	

Local Employment Areas

The Policies Map identifies Local Employment Areas, as listed below, which are reserved for Class B1, B2 and B8 development. Any non-B uses will only be supported where the applicant can show that it is ancillary to the effective functioning of the Local Employment Area.

Reference	Local Employment Area	Gross Site Area (Ha)	B Class Employment Provision (Ha)	Employment Class
SU003	Love Lane, Sutterton	1.5	0.2	B1, B2, B8
SB005	Railway Lane Industrial Estate, Sutton Bridge	0.6	0.2	B1, B2, B8
	TOTAL		0.4	

Restricted Use Employment Sites

To encourage investment in port-related and power generation-related industries, the Policies Map identifies Restricted Use Employment Sites, as listed below, which are reserved for employment uses directly associated with either Boston or Sutton Bridge Ports or Spalding or Wingland Power Stations.

Reference	Restricted Use Site	Gross Site Area (Ha)	B Class Employment Provision (Ha)	Employment Class
BO009	The Port Estate, Boston	29.8	-	B1, B2, B8 – port related
SP037	Spalding Power Station	5.5	-	-
SP038	Spalding Power Station B	14.6	11.0	B1, B2, B8 – power generation
SB003	Sutton Bridge Port	24.6	9.6	B1, B2, B8 – port related

SB006	Wingland Station	Power	8.0	-	-
SB014	Wingland Station B	Power	14.4	14.2	B1, B2, B8 – power generation
	TOTAL			34.8	

Established Employment Sites

The following Established Employment Sites, as identified on the Policies Map, perform an important role in the local economy and will be protected for new B1, B2 or B8 development and/or redevelopment in Class B1, B2 or B8, provided the proposed development is of a scale that respects the character of the area and/or neighbouring land uses. Any non-B development will only be supported where the applicant can show that it is ancillary to the effective functioning of the Established Employment Site.

Reference	Established Employment Sites	Location
BO002	Boston Trade Park	Boston
BO003	Nelson Way Industrial Estate	Boston
BO004	Broadfield Lane Industrial Estate	Boston
BO005	Redstone Industrial Estate	Boston
BO011	Metsawood/Fogarty's	Boston
BO012	Tulip Ltd	Boston
BO015	Station Street	Boston
BO034	Rolec Services Ltd	Boston
BI001	JDM Food Group	Bicker
BI003	Transflor Ltd	Bicker
BU001	Produce World	Butterwick
BU002	Pearson Packaging	Butterwick
CO002	Barrier Bank	Cowbit
CR003	Horseshoe Yard	Crowland
DO001	Millfield Road Industrial Estate	Donington
DO002	Mill Lane	Donington
DO003	High Street	Donington
DO007	Station Approach	Donington
DO010	Land to the north of Quadring Road	Donington
FL001	Intergreen	Fleet Hargate
FL004	Hallgate north	Fleet Hargate
FL006	Hallgate south	Fleet Hargate
FR001	Freiston Enterprise Park	Freiston
GO002	Morris Machinery	Gosberton
GO003	Prince Build	Gosberton
HO001	Fleet Road Industrial Estate	Holbeach
KI015	Wash Road	Kirton
KI002	Manor Road	Kirton
LO001	Hundreds Lane	Long Sutton
LO003	Canebuzo	Long Sutton
LO005	Hallgate Timber	Long Sutton
LO006	Lime Walk	Long Sutton
LO016	Seagate Road South	Long Sutton
MO001	High Street	Moulton

OL001	M Baker & Son	Old Leake
OL002	Charles Wright & Sons	Old Leake
QU002	Turners	Quadring
SP003	Fulney Lane North	Spalding
SP030	Marsh Road	Spalding
SR001	Gosberton Road	Surfleet
SR002	Seas End Road	Surfleet
SU004	Spalding Road Industrial Estate	Sutterton
SB001	West Bank Industrial Estate	Sutton Bridge
SB004	Railway Lane east	Sutton Bridge
SW001	North End Business Park	Swineshead
SW002	Station Road Industrial Estate	Swineshead
SW003	PF Booth & Son	Swineshead
WH001	Whaplode Industrial Estate	Whaplode
WE001	Flamingo Flowers	Weston
WI001	Scania	Wigtoft

Other Employment Sites

New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:

a. the development does not conflict with neighbouring land uses;
b. there is no significant adverse impact upon the character and appearance of the area;
c. the design is responsive to the local context;
d. there will be no significant adverse impact on the local highway network;
e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
g. there is an identified need for the business location outside of identified employment areas on the Policies Map.

Loss of Employment Sites and Buildings to Non Employment Uses

Conversion and redevelopment of, or change of use from, existing non allocated employment sites to non-employment uses will be considered on their merits taking account of:

1. whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area the site or building would likely serve;
2. whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and
3. whether the applicant has provided clear documentary evidence that the property and/or land has been appropriately but proportionately marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises.

Reasoned Justification

4.1.3 The ELTP[38] identifies that 10,300 jobs could result in a requirement for at least 82 hectares of new employment (B Class) land to be developed over the Local Plan period. This includes all land that is provided for B1: Business, B2: General Industrial and B8: Storage or Distribution as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

4.1.4 Policy 8 has identified 126.9ha of employment land: 89.3ha for B-Class development (29.4ha have consent) at Main and Local Employment Areas, plus a further 37.6ha of employment land as part of the Mixed-Use Areas (26.4ha have consent) to help address the demand for non B-Class jobs[36]. The sites selected are based on evidence contained within the Strategic Employment Land Availability Assessment (SELAA)[39], which includes the best available information relating to development constraints, such as access, market attractiveness, land availability and deliverability.

4.1.5 However, this Local Plan is allocating more than 82 hectares of employment land in order to:

- provide choice across South East Lincolnshire, seen as particularly important to help attract investment from new businesses that currently are not present in the area;
- enable business growth (and subsequent job growth) not to be constrained by a lack of available sites;
- provide flexibility, recognising the different delivery rates across different business sectors;
- recognise that some non-allocated existing employment sites will be lost to other uses (such as residential);
- reflect the length of time required to deliver infrastructure to open-up strategic sites (including three sites with planning permission in Spalding);
- reflect the fact that only estimates can be made of site area, floor space and job numbers; and
- ensure the Sustainable Urban Extensions and housing allocations across the higher tier settlements become thriving communities, supported by appropriate employment provision.

4.1.6 Even so, it is unlikely that all of the 126.9ha will be developed for employment use (the SELAA[39] indicates that about 100ha is a realistic estimate); most employment sites require landscaping buffers as screening from neighbouring uses and/or to help minimise noise, while the allocated greenfield sites, such as BO014: Q2: The Quadrant, Boston and LO009: Bridge Road, Long Sutton will also require a significant land take for infrastructure (e.g. roads, car parking and sustainable drainage) to help create quality business environments. The location of the employment development at BO014 will be agreed through a masterplan for the site.

4.1.7 The four Mixed-Use Areas are designated to incorporate employment-generating uses, such as for education and leisure; in most cases the mix of uses identified by Policy 8 reflects that identified in the planning permission for the site, such as the development being constructed at KI001: Kirton Distribution Park. Elsewhere the mix of uses reflects the expected approach to be taken for the site through a masterplan. However, promoting mixed-use development means that there is considerable overlap with the town centres and visitor economy policies (see Policies 9 and 21-23). Therefore, in order to protect the town centres and to promote sustainable development, proposals within these allocations for any use not identified by Policy 8 will be refused, unless clearly ancillary to the uses identified.

4.1.8 The identification of five high profile 'prestige' sites will act as drivers for different parts of the economy, helping to diversify the economic base and attract high-skilled and high-value employment to South East Lincolnshire. These sites will require a well-designed scheme that responds to each sites' context, that takes account of nearby residential properties, and delivers the necessary sustainability, transport, accessibility and infrastructure requirements. A masterplan is therefore required for each location; the Local Planning Authorities will work with landowners, developers and stakeholders to ensure a masterplan is prepared.

4.1.9 The Restricted Use Employment Sites will contribute an additional 34ha of land for specific, related uses only (all have consent). To ensure the unique role of SB003: Sutton Bridge Port is maintained, uses that support its ongoing port operation, such as manufacturing, logistics, distribution and waste management will be supported. The Port of Boston also has capacity to expand within its boundaries should the need arise. Power-generating uses will also be supported at SP038: Spalding Power Station 2 and SB014: Wingland Power Station B.

4.1.10 Established Employment Sites perform an important role in the local economy, and therefore are in need of protection for employment (B-Class) purposes. Some are traditional industrial estates within a settlement boundary, others are businesses of considerable scale, within or well-related to the edge of higher-tier settlements. Policy 8 sets out a flexible approach to help ensure that businesses can continue to operate or expand with confidence should business needs require additional or different provision.

4.1.11 National planning policy[9] supports the conversion of existing buildings and well-designed new buildings in the Countryside for economic development. Therefore, the provision and expansion of Other Employment Sites, including those in the Countryside, will be supported where it can be demonstrated to be sustainable and consistent with the requirements of Policy 8. However, the desire to promote rural employment must be balanced with the need to protect the existing character of the Countryside.

4.1.12 Policy 8 aims to ensure that growth happens in the right places (both from the market's perspective and to meet sustainability objectives) and will ensure that resources can be focused on delivering a small number of quality, attractive business locations. Together with other policies in this Local Plan, this approach helps ensure that the right infrastructure and conditions can be delivered to give businesses the confidence to invest in the area.

4.1.13 The development of most sites will be market-led, mostly focussed around a 'design and build' approach to delivery. However, Lincolnshire County Council is co-ordinating the delivery of KI001: Kirton Distribution Park, while HO002: Holbeach Food Enterprise Zone will be delivered by a partnership of the GLLEP, Lincolnshire County Council and South Holland District Council. Specifically, a Local Development Order (LDO) is being prepared by South Holland District Council for Ho002. Once in place, it will facilitate and speed up the development of businesses locating there, by enabling certain developments to proceed without the need for planning permission.

Monitoring

Enterprises by industry
Land in B1, B2 and B8 use per annum
Total amount of additional (net and gross) employment floor space by type
Available allocated employment land with and without planning permission
Loss of employment land by type

4.2 Promoting a Stronger Visitor Economy

4.2.1 Tourism is an important part of South East Lincolnshire's economy, generating £136.7million in 2012[40]. The visitor economy offer reflects the area's character and environment, with visitors being attracted to the nationally-important Wash Estuary, including the RSPB nature reserves at Frampton Marsh and Freiston Shore, the range of historic markets towns and villages, including Boston and Spalding, as well as purpose-built visitor attractions, such as the Springfield Shopping and Festival Gardens, which attracts over 2.3 million visitors a year, supporting 500 jobs[41]. The Greater Lincolnshire Strategic Economic Plan (2014)[37] seeks to capitalise on South East Lincolnshire's inherent assets and promote tourism development which complements and enhances them.

Policy 9: Promoting a Stronger Visitor Economy

Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 2.

Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:

1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise.

Larger developments will only be supported outside settlement boundaries in exceptional circumstances, for instance to proportionally support or enhance the enjoyment of an established visitor attraction where this cannot reasonably be achieved from a town or village location.

Springfields Shopping and Festival Gardens

Development within the Springfields Shopping and Festival Gardens, as defined on the Policies Map, will be supported in principle for:

1. facilities directly related to the functioning of the shopping centre, consistent with Policies 21 and 23;
2. development at the Events and Conference Centre that seeks to improve the range of services available; or
3. proposals which would enhance the scale, quality and biodiversity value of the Festival Gardens.

Other ancillary development linked to the above uses will also be supported.

Reasoned Justification

4.2.2 Tourism is important to South East Lincolnshire's economy, and has the potential to grow. Policy 9 therefore focuses on South East Lincolnshire's unique assets to ensure that a clearly differentiated tourism offer is established, to enable the area to compete better as a tourist destination. Development that relates to key assets will be supported, while respecting the sensitivity of some of the areas where such development may take place.

4.2.3 Tourist facilities can offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs and restaurants. Locating most new visitor-related development within the settlements identified by Policy 2 will enable the potential wider community benefits to be realised whilst minimising the spread of development into the countryside. However, some small-scale tourist facilities such as fishing lakes, equine development and caravan sites, small scale offices or other small scale rural development, may be more appropriately located outside a settlement boundary provided that there is a clear link to an established rural enterprise and the quality of the design ensures no adverse impacts upon landscape, heritage or biodiversity. Large scale development will only be appropriate in those circumstances where there is a specific locational and functional need.

4.2.4 Existing buildings should be utilised wherever possible, although replacement buildings will be considered where this would result in a more sustainable development. Preference will be given to proposals which can be easily assimilated into the landscape, and where there are public transport opportunities and the traffic impact on roads can be minimised. Planning conditions or legal agreements will be used to restrict caravans/chalets to holiday accommodation use.

4.2.5 The Springfield Shopping and Festival Gardens has a wide catchment stretching into the East Midlands and Norfolk. Due to the strategic importance of the site, and the wider implications of development in an out-of-centre location, it is considered appropriate for this Local Plan to identify the strategic considerations for the site.

4.2.6 The principal use of the site as a retail outlet centre will be protected; any retail development should be consistent with this policy and Policies 21 and 23. The Events and Conference Centre within it also provides a focus for business tourism; events, conferences and exhibitions are vital to the economy, bringing visitors to Spalding and South East Lincolnshire year round. Proposals that add to the offer and attract a more extensive customer base will be supported.

4.2.7 The Festival Gardens is an important natural resource and visitor attraction in its own right. Proposals to enhance the gardens, particularly in terms of improving their biodiversity value will be supported. Given their importance to the visitor economy, the loss of any part of the gardens will be resisted.

Monitoring

Expenditure in the visitor economy per annum

5. Quality Housing for All

5.0.1 South East Lincolnshire is a popular place to live, having a range of housing in rural and urban settings. New housing is required to help address current and future housing needs, support the local economy, deliver infrastructure and ensure the sustainability of the Local Plan area.

5.0.2 The quality of the housing 'offer' – the range of housing and the attractiveness of housing environments available in both the existing stock and new development – is an important factor determining future prosperity. Attracting and retaining skilled and qualified people to live in South East Lincolnshire will help bring in commercial investment and jobs growth, as businesses take advantage of a pool of local skilled labour. It will benefit the town centres and help drive-up the quality of local facilities, as there will be more demand for shops, cultural and leisure facilities, and good quality schools.

5.0.3 This Local Plan aims to establish a more balanced market and create a better range and mix of housing opportunities in a range of locations. The South East Lincolnshire authorities will work proactively with owners and developers of these sites to ensure that they become places of choice for people to live, and that they contribute to a change in the image of South East Lincolnshire's housing market.

5.1 Meeting Objectively Assessed Housing Needs

5.1.1 The Local Plan area is made up of two identified Housing Market Areas (HMAs); Boston Borough[22] and Peterborough Sub-Region[23,24] which includes South Holland. It is recognised that, whilst there are strong relationships between the two HMAs particularly in respect of travel to work and housing options, large parts of South Holland are also strongly influenced by employment and housing choices to the south. Boston Borough has similar relationships of employment, housing choice and service provision with parts of East Lindsey but in housing market terms these are largely with regard to the rural areas north of the Borough and, undoubtedly, the Boston urban area is the dominant presence as regards employment opportunity and housing choice. Further detail with respect to the approach to deriving the objectively assessed need for Boston Borough and South Holland is available in the Spatial Strategy Background Paper[36].

5.1.2 A purely practical reason for defining and working to two separate Housing Market Areas and housing provision targets is that both Councils remain separate local planning authorities for development management purposes. Therefore, where issues of under-delivery may occur that affect the 5-year housing land supply, each Local Planning Authority will have responsibility for determining how to respond for its own area.

Policy 10: Meeting Objectively Assessed Housing Needs

Provision will be made for a net increase of at least 18,675 dwellings in South East Lincolnshire. By Local Authority area over the Local Plan period (2011-2036) this is:

1. Boston Borough: 7,550 at 300 per annum
2. South Holland: 11,125 at 445 per annum

Reasoned Justification

5.1.3 Both Boston Borough and South Holland have seen significant growth in population since the 2011 Census[15] largely driven by economic migrants taking up employment opportunities in the food growing and processing industry. This growth has impacted upon the housing need generated across the Local Plan area. Both HMAs have a higher housing need to be met than they have had in the past either through the Lincolnshire Structure Plan[42] or East Midlands Regional Plan[43].

5.1.4 In terms of delivery, both Boston Borough and South Holland have a track record of meeting housing targets through completions over the long term. Therefore, whilst completion rates have been significantly down over the last five years there is evidence that with more favourable economic conditions and an established, long term, plan-led system, the higher housing need figures are not unachievable. The per annum figures in Policy 10 are indicative and are a result of the overall totals divided by the 25-year Local Plan period. The monitoring of completions and ongoing commitments through new planning permissions will provide a more detailed account of delivery, especially for the purposes of assessing 5-year housing land supplies.

5.1.5 In recognising the under-delivery on housing completions over the last five years the Local Plan sets out expected trajectories for housing development for five-yearly intervals starting in 2016-17. This start date is chosen as many of the larger sites, such as the strategic urban extensions and sites requiring major infrastructure investment, are unlikely to start to contribute to completions until several years after the Local Plan is adopted. The housing trajectory below reflects the housing allocations identified.

5.1.6 The following policies in this section provide approaches on how particular housing needs; market, affordable and by property type and tenure might be met in the Local Plan area.

Insert housing trajectory

Monitoring

No of housing completions per annum for the Plan area and by Local Planning Authority

Assessment of Five Year Housing Land Supply

5.2 Distribution of New Housing

5.2.1 The housing needs identified for each settlement and the allocated housing sites shown on the Policies Map: Inset Maps have been identified to deliver the overall housing needs stated in Policy 10. The Spatial Strategy Background Paper[36] and the Housing Papers[30] explain how the overall numbers have been derived for the settlements and how sites have been assessed and selected in response to emerging evidence and public consultation comments. The housing numbers in Policy 11 are gross numbers and include any outstanding planning permissions for dwellings, and any homes built since 1 April 2011. This means, for example, that if a settlement had a requirement for 500 dwellings, but planning permission had been granted for 250 dwellings, there would be a need for 250 additional new dwellings.

5.2.2 The allocated sites identified on the Inset Maps are those that are considered to best meet the requirement for each settlement. The allocated sites in the Local Plan and existing planning permissions will be relied upon to meet the objectively-assessed housing needs for Boston Borough and South Holland (2011-2036) identified in Policy 10. It should be noted that this will include the needs to be met for both market and affordable housing. Viability is addressed by other policies in the Local Plan.

5.2.3 Policy 11 is supported by, and complementary to Policy 2. Housing allocations and overall housing growth for each settlement are considered to be proportional to existing infrastructure capacity, or are in locations capable of improvement (see Policy 6). Additionally, the best available information relating to housing need, development constraints, such as flood risk and access in particular areas, land availability and deliverability have all been taken into account. This is evidenced in the settlement-specific Housing Papers[30] and the Strategic Housing Land Availability Assessment[29].

5.2.4 The Boston Borough Strategic Housing Market Assessment[22,24] has assessed the housing needs for the whole market area, the Boston urban area and also for the rural area (north and south of the urban area). The housing site allocations are broadly proportionate to these three area assessments.

5.2.5 It is acknowledged that incremental growth in housing supply will also come about through infill and 'speculative' applications both within the settlements identified in Policy 11 and also within the Other Service Centres and Settlements. Within the defined settlement boundaries there will be numerous opportunities for infill and larger-scale housing development that will be available to the local builder, self-builder and larger house-building companies. It is not practical to identify or anticipate all such opportunities; however, the positive tone of the Local Plan encourages such development provided that the material considerations of the Local Plan and particular sites can be met. Housing need may also be met through Policy 16: Rural Exception Sites, where appropriate.

Policy 11: 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

Boston (incl. parts of Fishtoft and Wyberton Parishes)	5900
Spalding	5255

B. Main Service Centres

Crowland	500	Pinchbeck	240
Donington	450	Sutterton	300
Holbeach	2100	Sutton Bridge	260
Kirton (incl. parts of Frampton Parish)	500	Swineshead	400
Long Sutton	580		

C. Minor Service Centres

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

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

Reasoned Justification

5.2.6 With regard to the housing site allocations for the Boston urban area and Spalding, regard has been given to what impact the growth will have on local strategic transport infrastructure, whether major new infrastructure will be required and if it is capable of delivery in the Local Plan period. To some extent new transport improvements to the local strategic highway will also come about through the Holbeach housing site allocations, such as site Hob048. Policy 29 and the Whole Plan Viability Assessment[4] will also be applicable. Both Spalding[44] and Boston[45] also have Transport Strategies covering the Local Plan period that are being implemented by the County Council in partnership with transport operators, developers, the Boston Borough and South Holland District Councils and interest groups.

5.2.7 New housing growth can have negative impacts upon assets such as the natural or historic environments. But it is considered that housing site allocations promoted through Policy 11 have no such known constraints to prevent development taking place, although mitigation may be required through Policy 24: The Natural Environment and Policy 25: The Historic Environment, which provide a detailed policy approach to conserve and enhance such assets.

5.2.8 In the delivery of housing developments Policy 3: Development Management and Policy 4: Design of New Development will be key considerations in designing efficient and sustainable forms of housing.

5.2.9 The housing site allocations for each settlement identified by Policy 11 are set out in Table 3, and indicate the capacity of the sites shown on the Inset Maps. This is only a broad indication based upon 30 dwellings per hectare for sites within the Boston urban area and Spalding, and 20 dwellings per hectare for all the Main and Minor Service Centres. The settlement-specific Housing Papers[30] will highlight those few sites where this assumed ratio of dwellings per hectare is different. The stated capacity is not necessarily a maximum or, in some cases, a minimum capacity that would be expected on each site; viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs.

Site Reference	Site Name	Site Area (Ha)	Site Capacity
Boston			
Cen001	Land north of Whitehorse Lane	0.48	19
Fen001	Land west of Fenside Road	1.83	55
Fen002	Land north of Langrick Road	1.16	35
Fen006	Land east of Fenside Road	8.00	240
Fis001	Land east of Lindis Road	7.46	180
Fis002	Land north-east of Fishtoft Road	0.41	12
Fis003	Land east of White House Lane	3.01	90
Fis033*	Land west of Toot Lane	7.39	222
Fis038	Land west of Church Green Road	1.76	53
Nor006	Land west of Horncastle Road	2.38	71
Pil002	Land south of Main Ridge East	0.32	13
Pil006	Boston Delivery Office, South End	0.48	19
Sou006	Land south of Chain Bridge Road	63.31	1899
Wes001	Land west of Freshney Way	0.37	11
Wes002	Land south of North Forty Foot Bank	45.92	1378
Wyb013	Land south of Swineshead Road	2.84	85
Wyb033	Land north of Tytton Lane East	8.33	250
Wyb041	291-293 London Road, Boston	1.36	41
TOTAL		156.81	4,673
Spalding			
Mon005	Land south of Horseshoe Road	2.93	88
Mon008	Land north of Bourne Road	14.47	434
Pin024	Land north of the Vernatts Drain	11.67	350
Pin025	Land east of Spalding Road	0.37	11
Pin045	Land west of Spalding Road	22.53	676
Pin050	Spalding Lifestyle, Spalding Road	1.68	50
Stm004	Land east of Spalding Common	4.66	140
Stm010	Land west of Spalding Common	2.09	63
Stm028	The Elders	3.6	108
TOTAL		64.0	1,920
Crowland			
Cro011	Land north of Barbers Drove North	1.54	31
Cro036	18 Low Road	1.48	30
Cro043	Land east of Crease Drove	1.54	31
Cro044	Rear of 11 Barbers Drove North	1.47	29
Cro046	Former South View Community Primary School	0.68	14
Cro050	Land to the east of Normanton Road	3.50	70
TOTAL		10.21	205

Donington			
Don001	Land south of Town Dam Lane	2.65	53
Don006	Land east of Town Dam Lane	5.49	110
Don008	Land west of Maltings Lane	3.61	72
Don018	Land north of Quadring Road	2.62	52
Don030	Land east of Town Dam Lane	0.61	12
TOTAL		14.98	299
Holbeach			
Hob004	Land east of Balmoral Way	5.85	109
Hob010	Land west of Fen Road	0.79	10
Hob032	Land off Battlefields Lane	6.27	185
Hob048	Land east of the A151	42.2	750
TOTAL		55.11	1,054
Kirton			
Kir016	31-33 London Road	1.25	25
Kir034	Land east of Woodside Road	2.05	41
Kir041	Land to the west of London Road	5.1	102
TOTAL		8.4	168
Long Sutton			
Los008	Land east of Lime Walk	1.72	34
Los015	Land east of Seagate Road	10.74	215
Los026	Land east of Lime Walk	2.29	46
Los046	Land east of Station Road	0.7	24
TOTAL		15.45	319
Pinchbeck			
Pin002	Land north of Market Way	1.32	26
Pin019	Land east of Surfleet Road	1.69	34
Pin065	Birchgrove Garden Centre, Surfleet Road	2.44	49
TOTAL		5.45	109
Sutterton			
Sut009/Sut028	Land south of Spalding Road/west of Station Road	12.44	263
TOTAL		12.44	263
Sutton Bridge			
Sub013	Land south of Bridge Road	10.25	210
TOTAL		10.25	210
Swineshead			
Swi015	Land west of Station Road	5.81	116
Swi018	Land at North End	1.74	35
Swi037	Land west of High Street	2.94	59
Swi038	Land west of Station Road	3.77	75
TOTAL		14.26	285
Bicker			
Bic005	Land west of Low Gate Lane	0.48	10
Bic015	Land west of Drury Lane	0.51	10
Bic017	Land east of St Swithins Close	0.91	18
TOTAL		1.90	38
Butterwick			
But002	Land east of Sea Lane	1.05	21
But004	Land east of Benington Road	1.03	21
But020	Land north of Peter Paine Close	0.77	15
TOTAL		2.85	57
Cowbit			
Cow004	Land west of Backgate	1.63	33
Cow009	Land west of Backgate	1.03	21
TOTAL		2.66	54
Deeping St Nicholas			

Dsn007	Caulton's Field, Littleworth Drove	3.19	66
TOTAL		3.19	66
Fishtoft			
Fis046	Land east of Gaysfield Road	2.69	54
TOTAL		2.69	54
Fleet Hargate			
Fle003	Land south of Fleet Road	1.88	38
TOTAL		1.88	38
Gedney Hill			
Geh003	Land west of Hillgate	3.34	67
Geh004	Land north of Mill Lane	0.82	16
Geh015	Land east of West Drove South	1.44	29
TOTAL		5.60	112
Gosberton			
Gos001	Land east of York Gardens	3.80	76
Gos003	Land west of Quadring Road	4.05	81
Gos006	Land north of Westhorpe Road	0.50	10
Gos023	Bowgate Lane	3.49	70
TOTAL		11.84	237
Moulton			
Mou016	Land east of Broad Lane	0.86	17
Mou023	Land east of Church Lane	0.51	10
TOTAL		1.37	27
Moulton Chapel			
Mou029	Land south of Roman Road	2.86	46
Mou042	Land north of Roman Road	3.90	78
TOTAL		6.76	124
Old Leake			
-	-	-	-
TOTAL		-	-
Quadring			
Qua002	Land south-west of Main Road	0.69	14
Qua003	Land north-east of Main Road	4.15	83
Qua004	Land east of Cresswell Drive	0.88	18
TOTAL		5.72	115
Surfleet			
Sur003	Land north of Station Road	1.23	20
Sur006	Land south of Park Lane	1.30	26
Sur016	Land west of Coalbeach Lane South	2.18	44
TOTAL		4.71	90
Sutton St James			
Suj007	Land south of Chapel Gate	0.53	11
Suj012	Land south of Chapel Gate	2.10	42
TOTAL		2.63	53
Tydd St Mary			
Tyd014	Land at Lowgate	1.54	31
TOTAL		1.54	31
Weston			
Wsn003	Land north of High Road	6.11	135
Wsn022	Land east of Small Drove	3.88	60
Wsn029	Land off High Road	2.83	57
TOTAL		12.82	252
Whaplode			
Wha002	Land east of Stockwell Gate	1.95	39
Wha019	Land south of Cobgate	1.37	27
Wha029	Land off Main Road	1.61	33

TOTAL		4.93	99
Wigtoft			
Wig014	Land west of Asperton Road	0.94	19
TOTAL		0.94	19
Wrangle			
Wra013	Land west of Tooley Lane/north of Main Road	2.25	45
TOTAL		2.25	45

Table 3: South East Lincolnshire Housing Allocations

Monitoring

No of housing completions per annum for the Plan area and by settlement

Housing commitments derived from extant and submitted planning applications, by settlement per annum

5.3 Vernatts Sustainable Urban Extension

5.3.1 The need for a second urban extension in Spalding to meet a significant part of its housing need and help fund the delivery of the Spalding Western Relief Road (the first being the 2,250-dwelling Holland Park scheme to the south-west of the town which is under construction) has been longstanding, since the preparation of the Preferred Options report[6].

5.3.2 However, following the Preferred Options report[6], work on developing the detail of this proposal (through the Local Plan: draft for public consultation[7] and the Preferred Sites consultation[8]), informed by a variety of public consultation comments and other considerations, has led to two significant changes to the concept: the aim of avoiding the virtual coalescence of the settlements of Pinchbeck and Spalding has been dropped for reason of practicability; and the need to ensure that, given its significant size, this proposal makes provision for the majority of housing development to be delivered after the completion of the that part of the Spalding Western Relief Road running from Spalding Road all the way to the A151 Bourne Road, thus avoiding the creation of a significant 'cul-de-sac' development.

Policy 12: Vernatts Sustainable Urban Extension

Land to the north of the Vernatt's Drain, as identified on the Policies Map (Pinchbeck and Spalding Inset), will provide approximately 4,000 dwellings and supporting community infrastructure, the Northern Section and part of the Central Section of the Spalding Western Relief Road (SWRR) and significant open space.

The urban extension will be delivered in several phases as follows, the completion of which is expected to extend beyond the Local Plan period:

A. Phase 1 will include:
   1. the creation of a five-spur roundabout at the junction of Spalding Road with Enterprise Way (Roundabout 1, which will form the first part of the Northern Section of the SWRR);
   2. the development of approximately 500 dwellings on land to the east of the Joint Line railway and north of the proposed Northern Section of the SWRR, accessed off the five-spur roundabout;
   3. land lying to the east of the Joint Line railway and south of the proposed Northern Section of the SWRR to be designated as Recreational Open Space which will be protected from built development;
   4. 4 ha of land adjoining Market Way to be designated as Recreational Open Space which will be protected from built development;

B. Phase 2 will include:
   1. the south-westward continuation of the Northern Section of the SWRR from its spur on Roundabout 1, via a bridge crossing of the Joint Line railway to its end point at a roundabout junction (Roundabout 2) situated to the west of Two Plank Bridge; and
   2. the development of approximately 500 dwellings and appropriate community infrastructure accessed off Roundabout 2, which are expected to be completed within the Local Plan period.

C. Phase 3 will include:

1. the first stage of the Central Section of the SWRR, which involves its south westward continuation in parallel with the Vernatt's Drain up to a bridge crossing of it to the west of Wygate Park, and then leaving the urban extension and progressing southwards to a roundabout junction with the A151 Bourne Road; and
2. following the completion of the SWRR to its junction with the A151 Bourne Road, the development of approximately 3000 dwellings and appropriate community infrastructure beyond the Local Plan period, accessed off a combination of Roundabout 2, and one or more junctions on that part of the SWRR lying within the urban extension.

The provision of new or enhanced physical and community infrastructure will be required to mitigate the impact of development across the three phases of the urban extension and contribute to the creation of a sustainable community. Some of this will be provided within the urban extension and some outside, as appropriate. It will be secured via S106 legal agreements and relate to the provision of:

1. a local centre within the urban extension to west of the Joint Line railway;
2. nursery, primary and secondary school places;
3. health care facilities; and
4. open space and sports and recreational facilities.

Development proposals will be expected to:

i. provide an element of affordable housing in accordance with Policy 15;
ii. provide a range of dwelling types and sizes to deliver a balanced community over the lifetime of the development;
iii. take account of agreed Design Codes (or other mechanisms employed) to ensure high-quality and locally-distinctive design;
iv. make appropriate provision of on-site open space, including any specific requirements identified to mitigate any impacts identified by project-level HRA;
v. maximise opportunities for safe and convenient walking and cycling by giving careful consideration to the location of key uses;
vi. integrate sufficient car and cycle parking in accordance with the standards set out in Policy 31;
vii. demonstrate that potential noise and visual impacts arising from the Spalding Western Relief Road and the Joint Line railway can be adequately mitigated; and
viii. incorporate a comprehensive Sustainable Drainage System to manage surface water drainage and safeguard against any increased flood risk.

Further detail relating to the delivery of this proposal will be set out in separate master plans for the individual phases to be agreed with South Holland District Council and its partners.

In order to assist the delivery of this proposal, the land accommodating the route of the Northern and Central (first stage) Sections of the SWRR will be protected, and in association with the grant of planning permission for any particular phase of the urban extension, schemes secured by either planning condition or legal agreement for its transfer to, or adoption by, the relevant public body shall be agreed.

Reasoned Justification

5.3.2 The provision of an additional 4,000 new homes is expected to require significant supporting community infrastructure to meet the needs of future residents in the Local Plan period and beyond. This could include education, healthcare and sports facilities as well as affordable homes. Infrastructure requirements for the urban extension will be developed through the Infrastructure Delivery Plan[5] and Whole Plan Viability Assessment[4], and through negotiations with developers and partners. A green infrastructure strategy will show how the extent and mix of open space functions will be managed, in the long term, and should incorporate the findings of the project-level HRA required for this site (see Policy 24). All provision should also be identified on the respective master plans for each phase.

5.3.3 The rationale that has informed the evolution of the policy from that set out in the Preferred Options report[6] to that now detailed in Policy 12 is explained in 'A strategy for the delivery of a further phase of the Spalding Western Relief Road and major housing growth in Spalding' Background Paper[46].

Monitoring

Number of housing completions within the sustainable urban extension per annum
Amount of the northern phase of the SWRR delivered within each five year period

5.4 Holbeach West Sustainable Urban Extension

5.4.1 The Holbeach West Sustainable Urban Extension is identified as a strategic location for new housing over the Local Plan period and beyond. It is an extensive, mainly greenfield site, covering about 44ha, adjacent to the western boundary of Holbeach, extending west to the A151 and is contained to the north by the A17, and to the south by the Spalding Road. The site is closely related to HO002: Holbeach Food Enterprise Zone (see Policy 8) to the west of the A151.

5.4.2 The National Planning Policy Framework[9] recognises that allocations should help deliver the development and infrastructure required in the Local Plan area over the period of the Local Plan. The residential provision at Holbeach West is an opportunity to bring forward a range of new housing, early in the Local Plan period, as part of a comprehensively planned and sustainable neighbourhood with associated community facilities, and green and physical infrastructure.

Policy 13: Holbeach West Sustainable Urban Extension

44 ha of land at Holbeach West is allocated for residential use, and will be developed according to a masterplan for the area, to be agreed with South Holland District Council, so as to deliver the following:

1. approximately 900 new homes, of which about 750 new dwellings and associated infrastructure will be delivered in the Local Plan period (2011-2036); the remaining dwellings and associated infrastructure will be delivered thereafter, as part of a new neighbourhood;
2. up to 25% affordable housing provided across the development, the tenure mix to be agreed prior to each phase;

3. an overall housing mix to include housing designed to meet the national space standards[10], capable of being readily adapted to meet a range of needs and/or housing to meet specific needs;
4. publicly accessible green infrastructure to include:
    i. green corridors alongside the New River Drain and other drains crossing the site to provide a well-connected green network for access and recreation;
    ii. wetlands and woodland and associated environmental enhancements to enhance the biodiversity value of the site;
    iii. a 2ha local park and other multifunctional open space to be a focus for informal recreation and children's play within each neighbourhood
    iv. specific requirements identified to mitigate any impacts identified by the project-level HRA;
5. significant structural landscaping belts along the boundaries with the A151 and the A17;
6. a flood management scheme for fluvial and surface water run off;
7. a network of linked streets, including new road links from the A151 and Spalding Road connecting the northern and southern areas;
8. new high quality walking and cycling access along main routes and green corridors to link in with existing foot/cycle paths, including a new foot/cycle path along Northons Lane;
9. capacity to extend public transport routes within the site and to link to HO002: Holbeach Food Enterprise Zone;
10. high speed broadband to every home.

Improvements to physical and community infrastructure will be required to mitigate the impact of development and contribute to the creation of a sustainable community. These will be secured via a S106 agreement to:

1. support the provision of the roundabouts on the A151 and at the A151/A17 junction;
2. provide additional nursery, primary and secondary school places;
3. support the provision of health care facilities; and
4. enhance existing sports facilities in Holbeach.

Reasoned Justification

5.4.3 Essential for the proper planning of the area is to create a neighbourhood where people will aspire to live and to ensure that the new community integrates positively with the existing neighbouring residents to the east and south, which also provides links to HO002: Holbeach Food Enterprise Zone to the west. The details will need to be identified in a comprehensive masterplan, agreed with South Holland District Council to guide the development and infrastructure of the area within the Local Plan period, and beyond.

5.4.4 The phasing of supporting infrastructure will be important. Key infrastructure (such as road links to the A151 and to Spalding Road) should begin delivery from the outset: and other on-site infrastructure, such as the internal road network, should be designed with capacity to accommodate further development beyond 2036.

5.4.5 Whilst about 750 new homes are envisaged by 2036, the end date of this Local Plan, to ensure that there is a continuous supply of housing land there is an expectation that further new development will continue on this site well beyond 2036. To enable this, and allow for more than one developer to build at any one time, residential development should be

planned to be built out from the south and north in parallel progressing to the centre of the site in the long term.

5.4.6 The development will be expected to include a range of house types and sizes. This area is particularly suitable for three and four bedroom family homes, smaller family homes to support newly formed families and bungalows for older people, addressing a shortfall in the stock compared to demand[23, 24]. An appropriate amount, type and mix of affordable housing will also be required on site; this should be 25% of the planned development, unless a viability statement indicates otherwise. All should be designed to meet the appropriate national space standards[10], be safe and accessible to a range of shops and services.

5.4.7 Ensuring future residents have access to education is important; safe, well-lit routes between Holbeach West and local primary and secondary schools will be required. It may also be necessary to secure additional capacity at existing GP surgeries and schools in Holbeach to ensure residents, existing and future, have no adverse impacts in terms of access to health care and education. The educational and health care provision will be provided for through a s106 agreement.

5.4.8 A Flood Risk Assessment will ensure that development does not increase fluvial and surface water flood risk, and preferably, secures betterment. Parts of Holbeach West are at high risk of surface water flooding, meaning that a sustainable drainage network of balancing ponds, swales and other features needs to be integrated into the new development and green infrastructure. The scheme should also aim to increase the level of protected and priority habitats and species that are found in the area and provide for recreation and education.

5.4.9 A green infrastructure strategy will show how the extent and mix of open space functions will be managed, in the long term, and should incorporate the findings of the project-level HRA required for this site (see Policy 24). Connectivity and access for pedestrians, cyclists and equestrians along and between existing and new green corridors should be provided or improved, particularly along Northons Lane, alongside the A151, the A17, drains and between different neighbourhoods and for home, work, school and leisure. The biodiversity value of the landscape should be significantly enhanced; mature trees and hedgerows will be retained appropriately, and new environmental enhancements including wetlands, ponds and woodland will create a more natural landscape for wildlife. Complementary provision of accessible space for recreation, adventurous and natural play, including a 2ha local park, as well as space to grow food, will be provided close to homes. Together this approach will help address residents open space needs.

5.4.10 At its boundaries, particularly alongside the A17 and A151, significant structural landscaping, with mixed native woodland and species rich planting should create a positive vibrant green environment which will protect residents amenity by minimising noise from the adjoining road network, while creating an attractive pedestrian and cycle corridor linking the development with the Food Enterprise Zone. To support ongoing management and maintenance of high quality spaces, a green infrastructure management scheme will need to be agreed through the masterplanning process.

5.4.11 A Heritage Impact Assessment will ensure that the significance of the Grade II listed building adjoining the site and any associated archaeological remains are identified, and addressed in the masterplan.

5.4.12 Access to, and within, Holbeach West will be easy on foot and by bicycle. Sustainable travel routes should radiate, linking provision to both existing and proposed housing areas and other main travel routes. Valuable new routes will be added providing connections to employment, schools, and to the town centre. The new road to the A151 will also enable sustainable access to the Food Enterprise Zone to the west. Existing bus stops close to the southern access will also enable the existing frequent bus service to Spalding and King's Lynn to be accessed by new residents. This high-quality provision will provide attractive travel choice for residents.

5.4.13 A Transport Assessment will ensure that the extra traffic generated by the development does not have an adverse impact on the local highway network, or affect the efficient functioning of the major highway network, particularly at junctions with the A151 and the A151/A17, the later of which experiences a high volume of traffic, particularly at peak times. To avoid severe impacts on these networks the proposed development will need to mitigate its impact by contributing to planned highways improvements along the A151 and the A17 to reflect the amount and type of development proposed (see Policy 29). The development must also include roads designed to an appropriate standard to link areas of new development to the existing highway network. These will form a package of measures secured through a s106 agreement.

Monitoring

Number of housing completions within the sustainable urban extension per annum
Delivery of Peppermint Junction highways improvements

5.5 Providing a Mix of Housing

5.5.1 Providing a mix of property types is not only important in meeting housing needs but is also important in delivering sustainable development for the community. In addition, a mix of properties encourages diverse design that can result in development layouts that are varied, interesting and distinctive. Such developments will also be more attractive to house buyers.

Policy 14: Providing a Mix of Housing

In residential developments of 10 or more dwellings the Local Planning Authorities will seek to secure a mix of property types to meet the housing needs of the Local Plan area for both market and affordable housing.

1. In Boston Borough the following needs have been identified:
   - One bedroom homes: About 5% of market and 33% of affordable
   - Two bedroom homes: About 33% of market and 40% of affordable
   - Three bedroom homes: About 48% of market and 26% of affordable
   - Four or more bedroom homes: About 12% of market and 1% of affordable

2. In South Holland the following needs have been identified:
   - One bedroom homes: 0 - 5% of market housing and 20 -25% of affordable
   - Two bedroom homes: 30 - 35% of market and 35-40% of affordable
   - Three bedroom homes: 45-50% of market and 30-35% of affordable
   - Four or more bedroom homes: 15-20% of market and 5-10% of affordable

Where specific site constraints may lead to proposals that vary substantially from the indicative range of house sizes the applicant will need to provide evidence to justify this.

Reasoned Justification

5.5.1 Housing needs and house types will change over time but by aiming for a mix of development on all sites of 10 or more dwellings it is expected that such developments will not only bring about better overall design but will remain, sustainable, viable and attractive residential environments in the long term. The percentages shown in Policy 14 do not add up to 100%, and for South Holland an indicative range is shown. The differences in approach are a consequence of the different approaches taken in the Strategic Housing Market Assessments[22,23,24]. In general, the mix of housing should be applied with some flexibility; the size and shape of each site, the type and tenure of housing proposed, such as sheltered housing for older people or specialist housing for those with disabilities, as well as site-specific constraints and viability may inform the housing mix. This may include provision of affordable housing (see Policy 15). Planning conditions or a Section 106 agreement will be used to secure the appropriate mix of housing.

5.5.2 In consideration of the mix of house types it will also be important for developers to provide housing units that are fit for purpose. Outside Building Regulations, the Local Planning Authorities will advise developers to, at least, meet the minimum space standards in national guidance[10].

Monitoring

Number of homes completed by size to meet market and affordable housing needs per annum

5.6 Affordable Housing

5.6.1 In promoting sustainable development the Local Plan has several challenges to meet, one of the most fundamental is to meet the housing needs of all the community (including young families, housing for people with disabilities and older people). The provision of new affordable housing is a basic need for low income families and individuals that may be reliant on private-rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation. Health, social and economic well-being are just some of the factors that might be constrained by having inadequate housing.

5.6.2 The Strategic Housing Market Assessments[22,23,24] for the Local Plan area confirm there is a significant proportion of the overall housing need to be met by affordable housing. Whilst existing social housing stock, properties in the private-rented sector and vacant housing brought back into use, will continue to meet needs it is recognised that new affordable housing stock is needed to improve choice and provide improved accommodation that is more energy efficient. As a result, new affordable housing may be provided in many ways, including: - by developers who are acting as social landlords, or as a proportion of a market housing development scheme. As with new market housing stock, new, affordable housing will also be built to be flood resilient where this is necessary.

Policy 15: Affordable Housing

In South East Lincolnshire the following need for affordable housing has been identified and will be sought:

A. In Boston Borough about 100 new affordable dwellings per annum, equating to one third of the overall annual housing need; and
B. In South Holland about 280 new affordable dwellings per annum, equating to about two thirds of the overall annual housing need.

The affordable housing need will be met on:

1. market housing sites of 11 or more dwellings (or residential developments with an internal floor area of 1000sqm or more) with a requirement of:
    i. 20% being affordable housing on sites in Boston Borough; and
    ii. 25% being affordable housing on sites in South Holland;
2. through sites proposed by housing providers specifically for affordable housing; and
3. through Rural Exceptions Sites.

The proportion of affordable housing that can be provided on market housing sites may vary according to site-specific considerations such as viability, other infrastructure requirements and the type of affordable housing need to be met. The following requirement will be sought in each Local Planning Authority area:

4. on sites in Boston Borough a mix of 75% affordable rented and 25% intermediate housing; and
5. on sites in South Holland a mix of 70% affordable rented and 30% intermediate housing

On site provision will be required. Where circumstances relating to the delivery of affordable housing make it impractical to deliver the affordable housing on site, developers will provide sound evidence to the Local Authority why on site provision cannot be achieved. Where such evidence is accepted by the Local Authority the developer will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere. In Boston Borough this will be elsewhere in the sub area in which the site is located (either: Boston, North/East Parishes or South/West Parishes). In South Holland elsewhere is anywhere within the District.

Reasoned Justification

5.6.3 It is acknowledged that the need for affordable housing may occur in settlements of different sizes, and therefore access to employment, physical, social or green infrastructure will vary, especially where car ownership may be limited. However, Policy 15 will be supported by other policies in the Local Plan with regard to the sustainability of sites for development.

5.6.4 The proportion of affordable housing to be provided on-site through a market housing scheme will be dependent upon several factors, in particular, the other development costs that might need to be met to make the development sustainable. The guidelines provided by Policy 15 will need to be weighed up against other infrastructure costs as covered by other policies in the Local Plan, including developer contributions. In some instances, a site-specific viability assessment will be needed in order to determine whether the priorities identified for a development can be met (see Policy 7 for more information). On market housing sites the proportion of affordable housing will usually be secured by Section 106 agreements although Planning Conditions may be appropriate in particular circumstances.

5.6.5 With changes brought through by The Housing and Planning Act 2016 the definition of affordable housing now includes 'Starter Homes'. These are defined as market housing with a 20% reduction on the normal market price. They would be limited to first time buyers under the age of 40 and capped at £250,000. This legislation (to be supported by Statutory Instruments and national planning guidance) will seek to ensure that a proportion of affordable housing (yet to be announced) will be Starter Homes with other more traditional forms of affordable housing coming thereafter. However the inclusion of Starter Homes on a development can improve the viability of the development and the Whole Plan Viability Assessment[4] indicates that other forms of affordable housing (e.g. affordable rented and intermediate housing) may also be viable on the same site. Policy 15 will provide a flexible approach which could work when further changes to the delivery of national policy are known.

5.6.6 Evidence from the Strategic Housing Market Assessments[22,23,24] suggest that starter homes provided at 20% below market value will only be of marginal benefit in meeting overall affordable housing needs. This is because income levels for the majority of those in need of affordable housing would still be below the market level with the 20% reduction. It is also the case that to commit to a Starter Home and a mortgage requires job security and a steady income. Policy 15 indicates a flexible approach towards the proportion of affordable housing that might be met on any one site. This is necessary as one type of affordable housing product (social-rented, mixed tenures or Starter Homes) are unlikely to meet the overall need on any one site and also the viability of individual sites in relation to land values and the profitability of developments will vary, especially over the Local Plan period. The Local

Planning Authorities will ask for site-specific viability assessments where there is uncertainty that a submitted scheme will meet overall housing needs. The following mix for affordable housing tenure types has been assessed as meeting affordable housing requirements:

- Boston Borough – 75% affordable rented and 25% intermediate housing (e.g. shared ownership products)
- South Holland – 70% affordable rented and 30% intermediate housing (e.g. shared ownership products)

The Local Authority will assess housing proposals and seek the best mix taking into account local evidence of housing need and/or to ensure that schemes remain financially viable, subject to evidence and negotiation.

5.6.7 On market housing sites the affordable housing need will be met on site unless evidence of specific-site constraints relating to the delivery of affordable housing on site are provided by the developer to the satisfaction of the relevant Local Authority. In such circumstances the developer must also demonstrate that off-site provision or financial contributions will be as beneficial in meeting affordable housing need. The assessment of the financial contribution will consider all the normal viability costs that would be assessed were on site provision of affordable housing to be met.

5.6.8 In Boston Borough off-site provision may be met on appropriate sites within settlements in the same SHMA sub–area[22] of either: Boston, North/East parishes or South/West parishes. In South Holland the off-site provision may be met on sites elsewhere in the District.

Monitoring

The number of affordable homes completed per annum

5.7 Rural Exception Sites

5.7.1 The Strategic Housing Market Assessments[22,23,24] and the Whole Plan Viability Assessment[4] indicate that meeting the housing needs, particularly for affordable housing is a significant challenge. Therefore, promoting specific housing provision particularly affordable housing (see Policy 15) is a significant challenge.

5.7.2 Policy 16 provides a framework for considering proposals rather than identifying specific sites. That is because the scale and variety of specific housing needs throughout the numerous settlements in the spatial strategy (see Policy 2) and options for sites are substantial. Policy 16 may, however, be seen as a starting point by which the housing providers and local councils, for example, can work with the Housing Authorities and the Local Planning Authorities.

Policy 16: Rural Exception Sites

Proposals for housing on sites situated outside, but adjoining the defined settlement boundaries identified by Policy 2 will be permitted where the following criteria are met:

1. the scheme would meet an identified local need for affordable housing, Starter Homes or specialist housing that cannot be met within the settlement boundaries;
2. the scale of the development would be in-keeping with the role and function of the settlement; and
3. pre-application engagement with the local community has been undertaken to the satisfaction of the Local Planning Authority.

Where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need the housing market proportion will be 50% or less.

The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community.

Reasoned Justification

5.7.3 Policy 16 provides the opportunity for a number of specific housing need gaps to be met. Affordable housing, in general, is likely to be the need to be met but Policy 16 would also allow more specific elements of housing to come forward, such as Starter Homes or sheltered accommodation within the social-housing rented sector.

5.7.4 Rural Exception Sites are specific to an identified need and to a particular settlement; therefore local understanding of the need and general support within that community will be required for proposals to be considered positively. Evidence will need to be provided to the Local Planning Authority and Housing Authority that the proposals are deliverable and that they provide mechanisms for the specific local housing need to be met. Where site or financial viability constraints indicate that cross-subsidy through an element of market housing provision may be necessary the Local Planning Authority will need to be satisfied that there are no other options (e.g. funding from other sources) available. It must be evident from the proposal that the local affordable housing need is the focus of the proposal so market housing cross-subsidy should be no more than 50% of the overall scheme.

Monitoring

Number of affordable and market homes committed on Rural Homes Exception Sites

5.8 Accommodation for Gypsies, Travellers and Travelling Showpeople

5.8.1 In Planning policy for traveller sites, 2015[47], the Government identifies that its 'overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community'. It goes on to identify that it expects Local Plans to:

- be based upon robust evidence of the likely accommodation needs of gypsies, travellers and travelling showpeople;
- set targets to meet these needs;
- identify enough sites to accommodate at least the first ten years' needs; and
- set out criteria to guide land supply allocations and decisions on planning applications.

Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople

Between 2011 and 2036, evidence suggests that, in South East Lincolnshire, there will be a need for the provision of:

a) 4 new permanent residential pitches for gypsies and travellers; and
b) 1 new permanent residential plot for travelling showpeople.

This need will be met through the development of the sites identified on the Policies Map.

Additional needs which may arise during the Local Plan period will be met through the determination of planning applications on other, unallocated sites.

Planning permission will be granted for proposals on allocated and unallocated sites provided that they:

1. provide occupants with an acceptable standard of amenity;
2. are not located adjacent to uses likely to endanger the health of occupants, such as a refuse tip, water recycling centres or contaminated land;
3. will be adequately provided with appropriate infrastructure such as electricity, drinking-water, waste-water treatment and recycling/waste management;
4. respect the scale of the nearest settled community;
5. will not have a significant adverse effect on the amenities of existing local residents or adjoining land users;
6. will not place undue pressure on local infrastructure;
7. will be successfully assimilated into both their immediate environs and the wider landscape;
8. will not adversely affect heritage assets or areas of importance to nature conservation; and
9. will not prejudice highway safety or give rise to problems of parking or highway access.

Planning permission will be granted for:

A. sites for permanent residential use if they:
   i. provide occupants with access to education, health care and recreational facilities, shops and employment within reasonable travelling distances, preferably by walking, cycling or public transport;

ii. are suitable (or capable of being made suitable) for mixed residential and business use;
iii. are not located within Flood Zone 3a or 3b; or
iv. are located in Flood Zone 2 and the Sequential and Exception Tests have not been passed; and

B. sites for transit or stopping place use if they:
i. are not located within Flood Zone 3b; or
ii. are located within Flood Zone 3a and the Sequential and Exception Tests have been passed.

Reasoned Justification

5.8.2 Interviews conducted with gypsy, traveller and travelling showperson households for the Boston and South Holland Gypsy and Traveller Accommodation Assessment, 2016 (GTAA)[48] identify that there is a 'known' need for the provision of:

- 1 residential pitch in Boston Borough and 4 residential pitches in South Holland District for gypsy and traveller households;
- 1 residential plot in South Holland District for a travelling showperson's household; and
- no new transit pitches.

5.8.3 It is not considered necessary for the need identified in Boston Borough to be reflected in the Local Plan's targets, because it can be satisfactorily accommodated on vacant pitches on the Redstone Traveller Site in Boston. However, the other 'known' needs translate into the targets set out in Table 4 below.

	Years 1-5 (1 April 2011 to 31 March 2016)	Years 6-10 (1 April 2016 to 31 March 2021)	Years 11-15 (1 April 2021 to 31 March 2026)	Years 16-20 (1 April 2026 to 31 March 2031)	Years 21-25 (1 April 2031 to 31 March 2036)	TOTAL (1 April 2011 to 31 March 2036)
Residential pitches for gypsies & travellers (Boston Borough)	0	0	0	0	0	0
Residential pitches for gypsies & travellers (South Holland)	0	1	1	1	1	4
Residential plots for travelling showpeople (Boston Borough)	0	0	0	0	0	0
Residential plots for travelling showpeople (South Holland)	0	1	0	0	0	1
Transit pitches (Boston Borough)	0	0	0	0	0	0
Transit pitches (South Holland)	0	0	0	0	0	0

Table 4: Pitch and plot targets for gypsies, travellers and travelling showpeople in South East Lincolnshire (1st April 2011 to 31st March 2036)

5.8.4 The Local Plan identifies two areas of land to meet these needs, namely:

- Land at The Stables, Baulkins Drove, Sutton St James: allocated as a 'Proposed Residential Travelling Showperson's Site', to provide accommodation for one additional household (see Inset Map No. 24); and

- **Land at Bleu Raye Farm, Mill Gate, Whaplode Fen:** allocated as a 'Proposed Residential Gypsy/Traveller Site', to provide accommodation for four households (see Inset Map No. 72).

5.8.5 The GTAA[48] also identifies an 'unknown' need for up to 16 additional residential pitches for gypsy and traveller households (up to 3 in Boston Borough, and up to 13 in South Holland. ['Unknown' needs are those which may arise from gypsy, traveller and travelling showperson's households who were not interviewed by the GTAA consultants.] This 'unknown' need will be met by determining planning applications, taking into account the provisions of the NPPF[9], Planning policy for traveller sites[47], and the policies of this Local Plan (in particular Policy 17).

5.8.6 Sites must:

a) be safe - in terms of flood risk (caravans are potentially more vulnerable in a flood event), vehicular access and 'bad neighbour' uses that might threaten the health of occupants;
b) provide occupants with an acceptable quality of life - access to essential services and facilities, and reasonable environmental quality; and
c) not harm their surroundings or the amenities of neighbours.

Monitoring

Net additional residential pitches for gypsies and travellers
Net additional residential plots for travelling showpeople
Net additional transit pitches

5.9 Houses in Multiple Occupation and the Sub-Division of Dwellings

5.9.1 The Housing Act 2004 provides a definition of a House in Multiple Occupation (HMO), which, in summary, is that it is a building or part of a building that is rented out by at least 3 people who are not from 1 'household' (e.g. a family) but share some facilities such as a bathroom or kitchen.

5.9.2 HMOs accommodating six or more unrelated individuals are unclassified by the Town and Country Planning (Use Classes) Order 1987, as amended. They are therefore described in planning terms as 'Sui Generis' and require planning permission. Policy 18 provides a framework for determining planning applications for HMOs considered as being 'Sui Generis'.

5.9.3 Policy 18 also applies to proposals to proposals to sub-divide larger houses into two or more dwellings.

Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings

Proposals for the creation of large Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that, in each case:

1. it would not result in the loss of family-sized dwellings in high density residential areas and streets of predominantly terraced and/or semi-detached properties;
2. it would not significantly harm the amenities of the occupiers of adjoining or neighbouring properties, by way of noise, overlooking, general disturbance or impact on visual amenity;
3. it would not have a significant adverse impact on the character and appearance of the area, including the historic and natural environment;
4. adequate provision is made for the storage and disposal of refuse and recycling;
5. it would not have a significant adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or by impeding proper access to the area;
6. the site has good access – by walking and cycling – to community facilities, services, public transport and local employment;
7. an adequate standard of residential accommodation and residential amenity is provided for future occupiers; and
8. adequate provision is made for the communal gardens and amenity areas.

Where all of the above criteria are satisfied, the Nationally Described Space Standards[10] (or any successor) will be applied to ensure that the occupiers have adequate floor space.

Where appropriate for licensing purposes, proposals for the creation of a HMO should be in accordance with DASH space standards (or any successor).

Reasoned Justification

5.9.4 HMOs form an important element of South East Lincolnshire's housing stock and can provide a useful low-cost form of accommodation for single persons and those on low incomes. But they can result in the loss of family-sized units and a consequential increase in the overall number of units unsuited to family occupation. This poses serious issues for maintaining a mixed housing offer across South East Lincolnshire. The Strategic Housing Market Assessments[22,23,24] for the Local Plan area signal that the greatest demand in the future will

be for three bedroom homes. It is important, therefore, that an approach is taken to the creation of HMO and sub-division of existing properties, which allows only those that do not impact upon the overall supply of family-sized homes. In applying this policy, 'family-sized dwellings' means houses with 3 or more bedrooms.

5.9.5 Policy 18 also applies to proposals to sub-divide larger houses into two or more dwellings. Such schemes are popular because they can provide additional smaller units of housing, often at less cost than new build, and can often preserve the life of older buildings by providing an opportunity for their renovation.

5.9.6 However, HMOs and the sub-division of dwellings can raise a number of issues and problems, particularly in areas of high concentration, including: parking provision, waste/recycling storage and removal, privacy and visual and residential amenity (particularly in terms of noise generation).

5.9.7 Any significant impact on the surrounding roads and the amenity of future residents and adjoining or neighbouring properties should be minimised. Furthermore, it is important to ensure that development takes place in appropriate locations, avoiding the over-concentration of such properties where the issues above would be proliferated.

5.9.8 The NPPF[9] favours development which facilitates the use of sustainable modes of transport. Properties should therefore have good walking and cycling access to key services, facilities and a bus service (by which residents can reach such services and facilities). A distance of 400m is generally accepted as an appropriate walking distance to key services, facilities and public transport from home.

5.9.9 Proposals for the creation of HMOs and the sub-division of existing properties into flats should provide satisfactory standards of accommodation. One step in achieving this is to ensure that there is adequate living space which complies with Nationally Described Space Standards set out in national policy[10]. Furthermore, for some large HMOs, a licence is required. Where this is the case, the proposal should be in accordance with DASH space standards (or any successor).

Monitoring

Number of HMOs and flat conversions refused

The mix of sizes of housing completed compared with the Strategic Housing Market Assessment

5.10 Replacement Dwellings in the Countryside

5.10.1 For the purpose of policies in the Local Plan, areas outside of defined settlement boundaries are designated as Countryside. The rural areas of South East Lincolnshire are a precious resource and, consequently, the replacement of an original dwelling outside a settlement boundary will only be acceptable in certain circumstances.

Policy 19: Replacement Dwellings in the Countryside

Proposals for the erection of replacement dwellings outside defined settlement boundaries will be permitted provided that:

1. the residential use of the building to be replaced (the original building) has not been abandoned;
2. the original building is permanent, has not become derelict and is not the result of a temporary permission;
3. the original building is not of architectural or historic merit and is not capable of repair, restoration would be preferred to replacement;
4. the replacement building is of a high standard in terms of architectural detailing and materials of construction;
5. the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would benefit the character and appearance of the site and its locality; and
6. the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

Reasoned Justification

5.10.2 The landscape of South East Lincolnshire has a very rural character with extensive views and large open skies. In order to preserve this, it is necessary to adopt a policy approach to replacement dwellings in the Countryside which ensures that such proposals do not harm its character.

5.10.3 Consequently, the replacement of dwellings in the Countryside will be permitted provided that the dwelling to be replaced has not by its condition or subsequent use led to the abandonment of its residential use. Where a building has been demolished or has collapsed, or where because of its state of dereliction any new building work would in effect be creating a completely new dwelling in the Countryside, its replacement will not be permitted.

5.10.4 South East Lincolnshire's stock of traditional and historic buildings is a finite resource and so, where applicable, repair or restoration of the existing building should be considered in the first instance. Consequently, the applicant will be required to provide evidence that all options for repair and restoration have been explored and that demolition and replacement is the only justifiable option. This evidence will usually take the form of a structural report, ideally prepared by a suitably qualified professional experienced with conservation and

historic buildings. In the case of designated and non-designated heritage assets, the proposal should be considered in accordance with Policy 25: The Historic Environment.

5.10.5 Policy 18 will ensure that the highest standards in architecture are achieved in order to protect the Countryside from the visually intrusive dwellings which could detract from the rural character of the area.

5.10.6 The replacement dwelling should be located on a similar footprint to the dwelling which it replaces, unless it can be shown that a more appropriate location within the existing residential curtilage exists. For instance, relocation elsewhere within the existing residential curtilage may reduce flood risk, make the replacement dwelling less intrusive in the rural landscape or achieve safer access to the highway.

5.10.7 To help protect the character of South East Lincolnshire's rural areas, the replacement of dwellings need to be controlled in terms of scale, design and access to ensure that the replacement dwelling leads to an enhancement of its immediate surroundings. It is important to protect the rural landscape from the intrusion of large dwellings as these will have a greater impact on the character of the area – particularly in terms of their visual impact - in comparison to smaller dwellings. If the size of replacements is not restricted, there is also a risk that the supply of smaller rural dwellings will be progressively reduced which would have a negative impact on meeting the objective of providing housing suited to the needs of the population. Thus, planning permission shall not be granted for a replacement dwelling which exceeds the floor area of the original by more than 40%, unless the design is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency in order to justify an exception to the policy limit. The design should be sympathetic to the site itself, the surrounding area and the character of the wider environment.

5.10.8 There is the potential for existing rural dwellings to be home to a variety of protected species, including bats and barn owls. These species are sensitive to disturbance and therefore at risk from building works. They are also protected under the 1981 Wildlife and Countryside Act (as amended), with bats being afforded additional protection by the Conservation of Habitats and Species Regulations 2010. Consequently, an ecological survey will be required where species protected by law or priority species listed under Section 41 of the Natural Environment and Rural Communities Act 2006 have the potential to be present.

5.10.9 Permitted development rights may be removed where permission is granted for a replacement dwelling so that control can be administered over the size and design of any future alterations or extensions to the dwelling or curtilage buildings to ensure that any development carried out at a later date does not have a materially harmful effect upon the character of the surrounding area.

Monitoring

Number of replacement dwellings completed in the countryside

5.11 The Reuse of Buildings in the Countryside for Residential Use

5.11.1 To promote sustainable development in rural areas, the NPPF[9] requires local planning authorities to 'avoid new isolated homes in the countryside unless there are special circumstances', including where such development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting. It also supports the transition to a low carbon future through the conversion of existing buildings.

5.11.2 The General Permitted Development Order gives Permitted Development Rights for the change of use of an agricultural building to residential use in certain instances. Therefore, this policy only applies to proposals that are not covered by these Permitted Development Rights.

Policy 20: The Reuse of Buildings in the Countryside for Residential Use

Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;
2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building.

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

Reasoned Justification

5.11.3 Rural buildings, such as brick-built barns, can make a significant contribution to the character of an area and so there is a concern that they should not remain vacant, under-used or become derelict, detracting from the visual character and quality of the designated Countryside. Policy 20 therefore makes provision for the conversion and reuse of rural buildings as dwellings. South East Lincolnshire's stock of traditional and historic buildings is a finite resource and so conversions provide the opportunity to retain and enhance the architectural quality and character of the building and its setting. In the case of designated and non-designated heritage assets, the proposal should also be considered in accordance with Policy 25.

5.11.4 However, not all buildings in the Countryside are suitable for conversion as they may be of insubstantial construction, of poor design or not in keeping with their surroundings. Buildings to be converted should be structurally sound and proposals which require significant extension, alteration or rebuilding will be not acceptable. Structural surveys may be required in order to demonstrate that a building is structurally sound. Proposals which would involve rebuilding, rather than conversion, will be regarded as new dwellings in the Countryside and will not be permitted.

5.11.5 Proposals will be required to be sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction in order to conserve its interest. They should also seek to optimise the potential to enhance the character and quality of the site. In terms of vehicular access, proposals should meet the requirements of the Highways Authority.

5.11.6 Many rural buildings can be habitats for a variety of wildlife including bats and barn owls. These species are sensitive to disturbance and therefore at risk from building works. They are also protected under the 1981 Wildlife and Countryside Act (as amended), with bats being afforded additional protection by the Conservation of Habitats and Species Regulations 2010. Consequently, an ecological survey will be required where species protected by law or priority species listed under Section 41 of the Natural Environment and Rural Communities Act 2006 have the potential to be present.

Monitoring

Number of new dwellings completed by converting redundant rural buildings to residential use

6. Vibrant Town Centres and Accessible Shops and Services

6.0.1 South East Lincolnshire's eight town centres and local shops and services provide important opportunities for shopping, leisure and socialising as well as being key drivers of the local economy. National planning policy[9] identifies that town centres are the preferred location for retailing and other 'main town centre uses' (offices, leisure, entertainment, arts, culture and tourism development, and intensive sport and recreation uses) - this is where the majority of retail development and other main town centre uses are concentrated, and where additional such development should go over the Local Plan period.

6.0.2 In general, South East Lincolnshire is well provided with shopping facilities; the quantity and quality (in terms of accessibility and the range of retailers and retail formats) is broadly appropriate to meet the needs of local people[19]. Most people are able to purchase convenience-goods (food and everyday items) within South East Lincolnshire, but there is a higher level of comparison-goods expenditure (clothes and household goods) outside the Local Plan area, although variations occur depending upon location and goods type. Residents have a fairly high level of satisfaction with current provision, but the Town Centre and Retail Capacity Study (2013)[19] estimates that additional retail development will be required by 2031.

6.0.3 However, like many other areas in the UK, town centres within South East Lincolnshire face a number of challenges including changing consumer behaviour, such as online shopping and car-based out-of-centre retail and leisure development. Over the Local Plan period, the area's town centres will have to take on new roles that continue to respond to the needs of local people, while being resilient to economic change.

6.1 The Retail Hierarchy

6.1.1 National planning policy[9] advocates the need to develop a hierarchy of centres that is resilient to anticipated future economic changes, with each performing a role appropriate to meet the needs of its catchment area. The Local Plan defines a diverse network of Sub-Regional, District and Local Centres across South East Lincolnshire; each has a different character and role, but all are the most accessible locations in the area, and therefore are well placed to be the focus for a range of town-centre uses for residents in that settlement and those living within each catchment. Thriving town centres also help reduce social isolation and health inequalities, improve community resilience as well as foster civic pride.

6.1.2 The main retail concentration is in Boston and Spalding Sub-Regional Centres; these centres will continue to be the focus of retail investment over the Local Plan period, as well as from investments in a range of leisure, entertainment, personal and professional businesses. Holbeach District Centre performs an important function by providing access to a wide range of retail and related services to serve the needs of the town and the immediate hinterland, while the Local Centres contain a smaller range of shops and services which support the daily needs of a smaller catchment. Weekly and specialist markets in each centre generate significant footfall and expenditure for local businesses, and will continue to be supported.

6.1.3 Elsewhere, local 'corner' and village shops, sometimes clustered with other local services, such as a petrol station, or within a neighbourhood parade, are particularly important for residents in areas relatively remote from town centres and for those without access to a car.

6.1.4 The General Permitted Development Order gives Permitted Development Rights for the change of use of retail uses to alternative uses in certain instances. Therefore, this policy only applies to proposals that are not covered by these Permitted Development Rights.

Policy 21: The Retail Hierarchy

Retail and other main town centre uses should be located in accordance with the following hierarchy, as defined on the Policies Map:

A. Sub-Regional Centres

The town centres of Boston and Spalding will be the locational focus for the development of town centre uses; planning permission will be granted for retail, food and drink outlets, financial and professional services, leisure and tourist-related uses (Classes A1-A5, B1, D1 and D2) and residential development.

B. District and Local Centres

In the District Centre of Holbeach and the Local Centres of Crowland, Donington, Kirton, Long Sutton and Sutton Bridge, town centre uses will be permitted where they, on their own or cumulatively with other permitted development, will generate no significant harm upon the vitality and viability of that centre or any other centre within the hierarchy, particularly with regard to their role for food shopping.

New development within the Sub-Regional, District and Local Centres will be expected to:

1. be of an appropriate scale taking into account the role of the centre;
2. be physically integrated and have good pedestrian and cycle links, with the rest of the centre;
3. generate a reasonable level of footfall and be open to the public;
4. contribute to an appropriate balance of uses;
5. achieve an acceptable level of amenity, including provision of refuse and recycling facilities; and
6. achieve an acceptable level of highway access, parking and servicing.

Outside the retail hierarchy, individual local shops and small neighbourhood clusters of them within a settlement boundary, which meet the day-to-day needs of nearby residents, will be promoted. Wherever possible such new uses should be located in close proximity to each other, unless serving very local catchments e.g. corner shops.

Outside the defined town centre boundaries, development proposing the change of use or loss of any premises or land currently or last used as a local shop (Class A1) will be permitted where it can be demonstrated that:

1. there is sufficient provision in the catchment area; and
2. the applicant has provided clear evidence that the property has been openly marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises.

The vitality and viability of centres in the retail hierarchy will be maintained and enhanced. Proposals for retail use outside the Primary Shopping Areas as identified on the Policies Map, or for other main town centre uses, outside the town centre boundaries and where not provided for under Policy 23, will be required to demonstrate their suitability through a sequential test in line with the National Planning Policy Framework[9].

In addition, and other than for provision under Policy 23, a robust assessment of impact on nearby town centres will be required for any retail proposal that:

1. provides a retail floor space of 500sqm (net) or more outside Boston town centre (but within Boston Borough);
2. provides a retail floor space of 250sqm (net) or more outside Spalding and the District and Local Centres (for Kirton within Boston Borough and for all other town centres within South Holland District);

If planning permission is granted for retail development in an out-of-centre or edge-of-centre location (as defined by national policy[9]), the range of goods sold may be restricted either through planning conditions or legal agreement.

New Local Centres

Three new Local Centres will be required in the Sustainable Urban Extensions at Holland Park, Spalding; at Pin024/Pin045: Vernatts Sustainable Urban Extension; and at Sou006: Q2: The Quadrant, Boston. Such provision should provide for local food shopping (up to 500sqm net) and additional small shops, community facilities, and other local services to meet local residents' day-to-day needs. The development of new centres will be required to consolidate and enhance the existing network and hierarchy of centres and not harm their vitality and viability. Such provision should be agreed with the relevant Local Planning Authority in a masterplan for each site.

Reasoned Justification

6.1.5 Within Boston and Spalding town centres are defined Primary Shopping Areas where retail uses will be promoted over the Local Plan period. Primary Shopping Frontages are defined within each (see Policy 22). The District and Local Centres are smaller; their defined town centres encapsulate the Primary Shopping Area, and Primary Shopping Frontages are therefore not appropriate.

6.1.6 While retail uses are fundamental for attracting customers, non-retail uses, such as cafes and restaurants, can add to the vitality of centres. However, poorly-placed non-retail uses and an over-proliferation of similar uses such as hot-food takeaways and betting shops, particularly within the Primary Shopping Area, can negatively impact on the local amenity and activity within a centre and, therefore, will be resisted.

6.1.7 Accordingly, a balanced approach to new development in town centres will be undertaken to promote an attractive customer experience; new uses will be permitted as long as the level of new development promoted is of a scale and intensity appropriate to its location, and does not undermine that centre's position in the hierarchy or the role of any other centre identified. Uses which attract a reasonable level of customers and therefore footfall will be supported, as these can generate passing trade for other shops and facilities in that part of a town centre thereby aiding the prosperity of the centre overall.

6.1.8 While the overall approach is to focus as many town centre uses as possible within a centre, there are circumstances where some communities are reliant on local shops and neighbourhood parades to meet their day-to-day needs. The importance of retaining such facilities, in areas outside town centres, but within a settlement boundary, is recognised in national planning policy[9]. In the case where a change of use is proposed which would result in the loss of the only remaining facility in an area, justification compliant with Policy 21 will be required.

Sequential Test and Impact Assessment

6.1.9 It is essential that the town centres, particularly Boston and Spalding, remain the focus for retail growth and for the development of other main town centre uses over the Local Plan period. Unless justified by Policy 23, new out-of-centre developments, extensions to existing ones, and large developments that are in existing centres but out of scale with them, have the potential to compete with town centres and draw trade away from them. This prevents the creation of a 'critical mass' of demand and activity in town centres, impacting on the viability of existing and future investment within them.

6.1.10 Therefore, the impact of proposed new town centre uses on the vitality of existing town centres and planned measures to improve them must be fully considered. In line with national planning policy[9], proposals for retail development outside the Primary Shopping Areas (unless justified by Policy 23), and for other main town centre uses, outside the town centre boundaries should first be assessed through a sequential test.

6.1.11 Additionally, for retail development, an impact assessment may be required; the Town Centres and Retail Capacity Study (2013)[19] identifies that the small scale of many centres in South East Lincolnshire means that impact assessments will be required for proposals over 250m^2 (net) sales floor space where they are not in Spalding or the District and Local Centres. In Boston, a slightly higher threshold of 500m^2 is identified to reflect the size and function of the existing town centre[16]. The impact assessment should apply to the Local Authority area within which the town centre is situated. These thresholds will help protect the town centres from medium and large out-of-centre food stores and other shops which could have significant impacts. Proposals which will have a significant negative impact on the vitality and viability of town centres will not be supported.

6.1.12 The Springfields Shopping Centre, Spalding and other out-of-town retail parks, such as at Wyberton Chain Bridge, Boston, do not constitute town centres, and consistent with national planning policy[9], are not allocated a place within the retail hierarchy. Unless justified by Policy 23, any proposals in these and other similar locations will be subject to an impact and sequential assessment.

Monitoring

Amount of floor space for town centre uses within the town centre boundaries
Vacancy rates for retail uses in the town centre boundaries
Amount of floor space completed for town centre uses by type, by centre and for the Local Plan area

6.2 Primary Shopping Frontages

6.2.1 The success of Boston and Spalding's Primary Shopping Areas is strongly influenced by the variety and choice of shops, services and other uses within them. Within these areas are Primary Shopping Frontages; their principal role is to provide convenient and accessible shopping facilities within reasonably compact areas.

Policy 22: Primary Shopping Frontages

The Primary Shopping Frontages of Boston and Spalding, as designated on the Policies Map, are where the majority of A1 uses will be focussed over the Local Plan period.

Subject to Permitted Development Rights (or any successor) ground floor A1 units in the Primary Shopping Frontages should be retained predominantly for retail use unless it can be demonstrated that the loss of an A1 unit, by change of use or redevelopment will:

1. make a positive contribution to the vitality and viability of the Primary Shopping Frontage;
2. not result in a loss of A1 floor space or frontage of a scale that undermines the retail function of the frontage; and
3. allow upper floors to be effectively used, including the possibility of independent use, where appropriate.

Reasoned Justification

6.2.2 Evidence shows that for a Primary Shopping Area to operate successfully, it is necessary for shops (in Class A1) to group together in order to enable shoppers to make comparisons. Primary Shopping Frontages are particularly sensitive to breaks in the A1 frontage; the clustering of non-A1 uses, such as banks, cafes and takeaways, particularly units of a large scale or lengthy unit frontage, can reduce the attractiveness of a Primary Shopping Area and can create 'dead frontages' having a knock-on effect on footfall and expenditure.

6.2.3 However, under Permitted Development Rights, buildings in Classes A1- A5, B1, D1 and D2 will be able to change to a number of alternative Classes (A1, A2, A3 and B1) for a single continuous period of up to two years without requiring planning permission. Such permitted development is subject to certain conditions and is temporary in nature.

6.2.4 Further Permitted Development Rights allow change of use of generally smaller units in specific Classes to alternative uses. These are detailed, but importantly for this policy include A1/A2 units of up to 150sqm to change to A3 use and A1/A2 units of up to 500sqm to change to D2 use as part of the Prior Approval Process.

6.2.5 Nevertheless, there will remain instances where the change of use of a ground floor unit does not constitute permitted development and would require the granting of planning permission. Policy 22 will therefore help promote the vitality and viability of Boston and Spalding Primary Shopping Areas by protecting A1 uses in larger units within the Primary Shopping Frontages.

6.2.6 However, as non-A1 uses are playing a much greater role in modern town centres, Policy 22 will need to ensure an appropriate mix of uses can be achieved over time to ensure the offer remains attractive. Appropriate non-A1 uses (e.g. banks, estate agents, bars, cafes and restaurants) will be supported where it remains subsidiary to the retail offer; a significant

break in the frontage will be considered to have occurred where uses would, individually or cumulatively, change the A1 function of that part of the frontage away from one primarily associated with shopping. For the purposes of calculating the proportion of retail in any given Primary Shopping Frontage, any building operating under a permitted temporary 'flexible use' at the time of assessment will be considered on the basis of the Use Class it had prior to the temporary change of use (in accordance with Class D2 (d) of the GPDO amendment). For example, a retail shop (A1) which has temporarily changed its use to a cafe (A3) under Permitted Development Rights would still be considered as an A1 unit for the purposes of determining the overall percentage of retailing. The impact of any break will be assessed having regard to its extent, location and potential impact on shopper footfall at that location and in other parts of the centre.

Monitoring

Amount of floor space for retail use within the primary shopping frontages
Vacancy rates by unit in the primary shopping frontages

6.3 Additional Retail Provision

6.3.1 The need to identify and plan for further retail provision within the retail hierarchy is fundamental to delivering the Local Plan's priorities for sustainable growth. Based on trading density, Boston and Spalding have been identified as the most sustainable locations for retail growth over the Local Plan period. Accordingly, the Town Centres and Retail Capacity Study (2013)[19] considers that no additional retail floor space is required in the District and Local Centres over that period.

Policy 23: Additional Retail Provision

A. Comparison goods floor space

Up to 17,294 sqm (net) of additional comparison goods floor space is expected to be needed within Boston town centre by 2031. All provision should be consistent with the centre's scale, function and physical capacity to integrate extensions.

Up to 10,810 sqm (net) of additional comparison goods floor space is expected to be required in Spalding by 2031. Approximately 5,400 sqm (net) will be allocated at Site SHR010: Springfields Shopping and Festival Gardens and developed on the following basis:

1. 2,508 sqm (net) floor space in the period 2016-2021; and
2. a further 2,892 sqm (net) floor space in the period 2021-2026.

Any non-A1 uses within SHR010 will only be supported where the applicant can show that it is ancillary to the effective functioning of the retail allocation. A masterplan will be required for the site identified.

After 2026, the outstanding requirement for 5,410 sqm (net) floor space should only be met by development in Spalding town-centre or an edge-of centre location.

B. Convenience goods floor space

There is no quantitative need for additional convenience goods floor space in the Local Plan area before 2021. There is expected to be a quantitative need for an additional 3,365 sqm (net) floor space by 2031. Such provision should be provided as small-scale units of up to 500 sqm (net) either within a new Local Centre to serve a sustainable urban extension or to provide for an underserved area. Extensions which would take existing shops in these locations up to these sizes to improve their viability will be permitted.

C. Other Local Shops and Town Centre Uses

Individual local shops, leisure uses and services and small neighbourhood clusters of them which meet the day-to-day needs of nearby residents, without the need to use a car, will be protected. Proposed new shops in such circumstances, will be limited to a maximum 100 sqm (net) floor space, unless a qualitative need to remedy a geographical deficiency in the distribution of food shopping can be demonstrated, in which case units up to 500 sqm (net) floor space will be permitted. Extensions which would take existing local shops up to these sizes to improve their viability will be permitted, subject to the same demonstration of geographical deficiency for proposals over 100 sqm.

Reasoned Justification

6.3.2 In the food grocery sector, the pressure for additional floor space or additional large stores is not high[19] (see Table 4) and the future demand for convenience goods within South East Lincolnshire are likely to be met by existing commitments and organic growth in the short term. Up to 2031, additional provision should be made through small supermarkets or convenience stores (of up to 500sqm net) to meet underserved areas or to anchor new Local Centres in the Sustainable Urban Extensions[19]. Therefore, there is no need to allocate sites for convenience floor space to meet any potential demand arising in the Local Plan period.

Sub-Regional Centre	Convenience sqm (net)		Comparison sqm (net)
	2021	2031	2031
Boston	131	1,079	17,294
Spalding	895	2,286	10,810

Table 5: Sub-Regional Centres Convenience and Comparison Goods Floor space Requirements to 2031

6.3.3 In terms of comparison-goods floor space (clothes and household goods) the focus should be on improving the offer within Spalding and Boston town centres. It is envisaged that the requirement of 17,294sqm for Boston[19] can be delivered on redundant or under-used sites or as extensions to the existing retail offer within the town centre or at edge-of-centre locations.

6.3.4 However, the more compact form of Spalding town centre and the unavailability of suitable land within or close to the town centre means that the additional floor space cannot be accommodated in accordance with the 'town centres first' approach. As such Policy 23 provides for additional comparison floor space at SHR010: Springfields Shopping and Festival Gardens; the new floor space will be provided within the site boundary of an established retail destination, and the provision of comparison goods units would help diversify and expand the retail offer at Springfields (from the current 'outlet' goods - end-of-line goods at reduced prices - primarily clothing and accessories and a more limited range of homeware products).

6.3.5 This new development would also promote multi-purpose, sustainable shopping trips, making good use of the existing foot and cycle network and bus service to the site from nearby residential areas, Spalding town centre and the wider District. This also means that it would be easy for residents to access the site for work, with up to 500 additional jobs expected to be created by such an expansion.

6.3.6 The Town Centres and Retail Capacity Study (2013)[19] forecasts a need of 8,291 sqm of comparison-goods floor space (net) in Spalding up to 2026, but long term retail forecasts (in excess of a five year period) are acknowledged as being unreliable. Therefore, a flexible approach to additional floor space is proposed. Up to 2,508 sqm (net) will initially be provided at SHR010 to address the immediate need to 2021. A further 2,892 sqm (net) will be phased for delivery between 2021 and 2026.

6.3.7 Identifying more land in one out-of-centre location may have an adverse impact upon the vitality and viability of Spalding town centre and constrain future growth. Whereas, this phased approach to delivery will leave a quantum of floor space which could be taken up by other developments consistent with the 'town centres first' approach, such as through an extension to Spalding Town Centre up to, and after, 2026. It also allows for some flexibility in the retail capacity predicted after 2026, so that Spalding can take advantage of changing consumer behaviour and make the most of ongoing changes in the retail sector in a

recovering economic climate. Consequently, the outstanding 5,410 sqm (net) will remain unallocated pending a review of the Local Plan informed by an update of the retail capacity study. This approach will therefore give favourable consideration to any town-centre or edge-of-centre proposal for the outstanding floor space.

6.3.8 While A3, A4 and A5 uses can help provide the leisure experience modern shoppers enjoy, it is important that their provision, particularly in edge-of-centre or out-of-centre locations does not undermine the vitality and viability of the town centres. Therefore, only uses ancillary to the main comparison goods provision at Springfields will be supported.

6.3.9 A masterplan for SHR010: Springfields Shopping and Festival Gardens should be agreed with the District Council; a co-ordinated approach to the delivery of the retail development and associated infrastructure should be identified, including a package of measures capable of enhancing the visitor offer, such as support for a more frequent bus service and enhanced cycling infrastructure to Spalding Town Centre to encourage more linked trips between the two locations. All such provision would be secured via a s106 legal agreement.

Monitoring

Amount of floor space completed for town centre uses by type, by centre and for the Local Plan area
Amount of comparison goods floorspace completed at Springfields Shopping and Festival Gardens

7. A Distinctive, Greener, Cleaner, Healthier Environment

7.0.1 The NPPF[9] seeks to balance the protection and development of land. Natural and historic built environments should be protected from development. If development is necessary it should seek to protect and enhance the site's important features, and its relationship with other natural and built environment sites, in order to make the best use of the site.

7.0.2 Although visual appearance and the architecture of individual buildings are important factors, securing high-quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the community facilities they provide, as well as the integration of new development into the natural, built and historic environment. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities and as such should seek to protect existing, or provide new, built or open-space and community facilities.

7.0.3 Planning plays a key role in helping shape places to secure reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low-carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

7.0.4 In preparing Local Plans to meet development needs, the aim should be to minimise all forms of pollution (including visual) on the local and natural environment and where necessary remediate existing contamination. Accordingly, this Local Plan seeks to allocate land for development with the least environmental or amenity value, where consistent with its other policies.

7.1 The Natural Environment

7.1.1 There are many protected sites/habitats of nature conservation importance within, and surrounding, South East Lincolnshire. The types and numbers are shown in the table below.

Site Designation	Within South East Lincolnshire	Within 15km of the Local Plan area
Ramsar	-	4
Special Area of Conservation (SAC)	-	7
Special Protection Area (SPA)	-	3
Site of Special Scientific Importance (SSSI)	2	48
National Nature Reserve (NNR)	1	4
Local Nature Reserve (LNR)	3	2
RSPB managed/owned site	2	3
Local Wildlife Sites (LWS)	81	332

Table 6: Nature Conservation Sites within the Plan Area and within 15km of the Local Plan area boundary

7.1.2 Owing to the historic loss and fragmentation of habitat and the possible consequences of climate change, it is important that the natural environment is protected from avoidable development and improvements are made on a landscape-scale. Therefore, a designated nature conservation site should not be developed, unless in exceptional circumstances. Proposals for allocations should carefully consider their impact on, and their potential to contribute to, maintaining or enhancing biodiversity both on-site and within their locality.

Policy 24: The Natural Environment

A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by:

A. protecting, enhancing and managing natural assets

1. internationally-designated sites, on land or at sea:
   a. development proposals that would cause harm to these assets will not be permitted, except in exceptional circumstances, and the loss will be compensated by the creation of sites of equal or greater nature conservation value;
   b. all major housing proposals within 10km of The Wash and the North Norfolk Coast European Marine Site, including the Sustainable Urban Extensions in Boston (site Sou006), Spalding (site Pin024/Pin045) and Holbeach West (site Hob048), will be the subject of a project-level Habitats Regulations Assessment (HRA) to assess the impact of recreational pressure on The Wash and North Norfolk Coast European Marine Site. This should include:
      i. locally-specific information relating to access and site sensitivities;

      Where the project-level HRA concludes that avoidance and/or mitigation measures are required, it is expected that:
      i. Suitable Alternative Natural Greenspace (SANGs) should be provided on site Sou006, site Pin024/Pin045 and site Hob048 as part of their package of mitigation measures; or
      ii. all other major housing proposals should provide SANGs on-site and/or through a financial contribution to provide and/or enhance natural greenspace in the locality
      iii. Suitable Alternative Natural Greenspaces should be designed in accordance with capacity and facility requirements in relation to the developments they mitigate for, best practice elsewhere and relevant evidence.

2. nationally or locally-designated sites and protected or priority habitats and species:
   a. development proposals that would directly or indirectly adversely affect these assets will not be permitted unless:
      i. there are no alternative sites that would cause less or no harm; and
      ii. the benefits of the development at the proposed site, clearly outweigh the adverse impacts on the features of the site and the wider network of natural habitats; and
      iii. suitable prevention, mitigation and compensation measures are provided;

3. addressing gaps in the ecological network:
   a. by ensuring that all development proposals shall provide an overall net gain in biodiversity, by:
      i. protecting the biodiversity value of land and buildings and minimising the fragmentation of habitats;
      ii. maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principal importance;

iii. incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and

iv. conserving or enhancing biodiversity or geodiversity conservation features that will provide new habitat and help wildlife to adapt to climate change, and if the development is within a Nature Improvement Area (NIA), contributing to the aims and objectives of the NIA.

Reasoned Justification

7.1.4 Internationally designated sites, such as Ramsar sites, Special Areas of Conservation (SAC) and Special Protection Areas (SPAs), are found in the Local Plan area in the coastal waters of The Wash. They are the most important designations and must be protected from development in all but the most exceptional circumstances. Similar sites located beyond South East Lincolnshire could be also adversely impacted by development activity within the Local Plan area through air quality or water level impacts. However, this Local Plan has been subjected to a Habitats Regulations Assessment (HRA)[3] which has discounted all impacts except for a risk to the Wash SPA and Gibraltar Point SPA (which form part of the overarching Wash and North Norfolk Coast European Marine Site) from recreational disturbance from new residential development.

7.1.5 The Joint Committee will progress additional evidence gathering in order to determine whether a more strategic approach to protecting the European sites is required in the future. This will include monitoring any mitigation measures implemented, and gathering further data on ecological features of the European sites.

7.1.6 Recent visitor surveys of the coastal European wildlife sites around the Wash and Gibraltar Point[3] have highlighted that most visitors are from South East Lincolnshire, living within about 29km of the location where interviewed and visit predominantly for dog walking and bird watching. The HRA and the visitor survey report[3] predicts a 10% increase in visits to the coastal sites as a result of a 35% increase in new housing identified in this Local Plan. However, it is recognised that this is a relatively low level of housing growth in comparison to other areas where European sites are exposed to recreation pressure. Nevertheless, the HRA[3] highlights the risk that the growth poses to European sites, and European legislation requires the Local Authorities to prevent adverse effects rather than acting once effects are present.

7.1.7 The HRA[3] therefore identifies measures that allow for a preventative approach whilst being proportionate and informed by available information. Its recommendations for project-level assessment and mitigation provision have been incorporated into Policy 24, with the focus being the areas where new housing growth will be concentrated. A project–level Habitats Regulations Assessment shall be undertaken for all housing development within the Sustainable Urban Extensions of Boston (site Sou006), Spalding (site Pin024/Pin045) and Holbeach West (site Hob048). The housing shall be designed and delivered with adequate avoidance and mitigation measures; Suitable Alternative Natural Greenspace (SANGs) should provide a natural greenspace experience: their design, size and location should seek to provide recreational facilities that attract residents for their primary daily walking and dog walking, drawing on best practice from strategic mitigation schemes and their monitoring in relation to dog walking facilities, route length, car parking and toilets.

7.1.8 Additionally, major developments elsewhere, but within 10km of The Wash and the North Norfolk Coast European Marine Site should ensure that adequate measures are in place to ensure their protection. Although such development is expected to be very low, there is a risk that a large development in close proximity to a sensitive part of the site could increase recreation pressure. At project level, the HRA should identify locations where there are sensitive features, such as bird roost sites and key feeding areas, and ensure there are no risks from increased access and disturbance. This should include all access points and footpaths leading from the access points, current measures to manage access and sensitive features. Avoidance and mitigation measures should be designed in response to the project level HRA. For example, provision of open space (see Policy 28) that links with existing open space allowing residents to walk for about 2 – 5km, the common distance for dog walking, could help encourage residents to visit The Wash and the North Norfolk Coast European Marine Site less often, minimising pressure on the site.

7.1.9 The Wash is also covered by the East Inshore and East Offshore Marine Plan[11]. It overlaps with the South East Lincolnshire Local Plan because the Marine Plan[11] extends to the mean high-water spring line and the Local Plan area to the mean low-water spring line. It will seek to protect The Wash from marine development but it is necessary that the Local Plan protects it from direct or indirect effects such as air-borne or water-borne pollution and visitor disturbance. These factors might undermine the conservation characteristics for which the sites were originally designated and should be considered in a project-level Habitats Regulation Assessment.

7.1.10 South East Lincolnshire's nationally and locally designated wildlife sites provide different levels of protection for a growing range of protected and priority habitats and species. Nationally protected sites, including Surfleet Lows SSSI, The Wash NNR and Havenside LNR, will continue to be protected and enhanced, consistent with national legislation and the objectives in their management plans, while Local Wildlife Sites and Local Geological Sites have local protection. 'Local' Sites are determined locally but their significance for nature conservation may be far greater because of their varied qualities. While SSSIs are designated on a representative basis i.e. it is only necessary to designate a site representing one of each type of habitat, every Local Site that meets the site selection criteria is designated; in this way Local Sites 'fill the gap' in other designation systems.

7.1.11 Nature Improvement Areas (NIAs) can be designated to create joined-up and resilient ecological networks at a landscape scale. At present, there no NIAs in South East Lincolnshire but potential exists for designation during the lifetime of the Local Plan: for example, the South Lincolnshire Fenlands.

7.1.12 Additionally, within South East Lincolnshire there are a number of environmental projects:

- Two RSPB reserves at Freiston Shore and Frampton Marsh;
- Two Woodland Trust woodlands at Enos Wood and Westgate Wood;
- The South Lincolnshire Fenlands Partnership aims to restore and re-create up to 800 ha of Lincolnshire's lost wild fenlands between Bourne and Market Deeping. This includes the Willow Tree Farm Nature Reserve in South Holland, which is owned and managed by the Lincolnshire Wildlife Trust;
- The Boston Woods Project seeks to plant an area of 1200 ha with a mixture of woodland and grassland around the west and north of Boston. At present, about 40 ha of land has been acquired and planted;

- The Fens Waterways Project seeks to link Lincoln and Ely with an inland waterway. Currently, a lock has been constructed to link the tidal section of the River Haven with the Black Sluice navigation. The next stage, linking the Black Sluice navigation with the River Glen, near Guthram Gowt in South Holland, will require improvement of the upper reaches of the existing water course and a new section of water course to be excavated. Another stretch will be required to link the Welland and the Ouse. Although this project is tourist-related, it will also help connect habitats.

7.1.13 Protecting, enhancing, buffering and connecting these designated and non designated sites, either within or outside South East Lincolnshire, by using improved direct linkages, such as footways or waterways, or new stepping-stone habitats, will help enhance the quantity, quality and extent of the priority habitats and species in South East Lincolnshire identified under the UK Post-2010 Biodiversity Framework[49], Section 41 of the Natural Environment and Rural Communities Act (2006), the Lincolnshire Nature Strategy[50] and the Lincolnshire Natural Environment Strategy[51].

7.1.14 There are also opportunities to increase the stock of protected and priority habitats and species through well-designed new developments. Provision of open space and wildlife friendly greenspace, including the use of some types of sustainable drainage systems and landscape buffers can also help establish healthy ecological networks for a wider range of species and habitats.

7.1.15 Development can also incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat roost boxes, green roofs or walls, and integrating nesting opportunities into buildings and green infrastructure. The use of swift bricks on new developments in Boston in particular, would help minimise the decline in swifts, a priority species. This positive approach will also help the Local Planning Authorities fulfil their 'biodiversity duty' (identified by the Natural Environment Rural Communities Act 2006) and help improve biological resilience to climate change. Good practice can be found in the Climate Change Adaptation by Design - A Guide for Sustainable Communities[52] and Planning for a healthy environment – good practice for green infrastructure and biodiversity[53].

7.1.16 Improvements to the natural environment may not always be undertaken as part of a built development. Sometimes the community decide to provide new habitat(s), such as the Lincolnshire Wildlife Trust at Willow Tree Fen, or the Boston Woods project that provide multiple benefits. In addition to improving biodiversity and resilience to climate change, community projects can foster community cohesion, learning opportunities and health and well-being, as well as encouraging more tourists to South East Lincolnshire.

Monitoring

Number of applications refused owing to their impact on the natural environment
Number of hectares of mitigation where planning permission granted on protected sites
Number of hectares of restoration, enhancement or connection of habitats and ecological networks
Number of Hectares of Suitable Alternative Natural Greenspace
Number and type of conservation features incorporated into buildings

7.2 The Historic Environment

7.2.1 Much of the land in South East Lincolnshire is drained marsh and fen. However, within the marsh and fen there were areas of higher land where the older settlements in South East Lincolnshire were founded. Once the marsh and fen was drained a strong mercantile economy grew up. As a result, the area has a diverse historic environment with a rich variety of heritage assets which contribute to local identity and character. Table 6 identifies the number of registered Parks and Gardens, Conservation Areas, Scheduled Monuments, Listed Buildings in South East Lincolnshire.

Site Designation	Number
Registered Park and Garden	2
Conservation Areas	24
Scheduled Ancient Monuments	43
Listed buildings	1,026

Table 7: Heritage Assets within South East Lincolnshire

7.2.2 Table 7 shows there are a number of these heritage assets that are at risk[28]. It also shows that an above average proportion of Conservation Areas and Listed Buildings are 'at risk' in South East Lincolnshire, compared to England[28].

	Boston Borough	South Holland District	England
	Number		
Registered Parks and Gardens	0	0	94 (5.8%)
Conservation Areas	2 (18%)	2 (15%)	505 (6.1%)
Scheduled Ancient Monuments	2 (14%)	4 (14%)	2,700 (13.6%)
Grade I and Grade II* Listed Buildings (including places of worship at risk)	6 (13%)	7 (11%)	1,100 (3.5%)

Table 8: Registered Parks and Gardens, Conservation Areas, Scheduled Monuments and Listed Buildings (Grade I and II*) on the Heritage at Risk Register (2015)

7.2.3 It is important that these heritage assets are protected from inappropriate development and development proposals serve to sustain and enhance them, in order to reduce the number considered to be at risk.

Policy 25: The Historic Environment

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important archaeology, historic buildings, conservation areas, monuments, street patterns, streetscapes, landscapes, parks, river frontages, structures and their settings through high-quality sensitive design.

A. Listed Buildings

1. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy[9].

B. Conservation Areas

1. Proposals for the demolition of buildings or structures in a Conservation Area will not normally be permitted if the building makes a positive contribution to the character or appearance of a Conservation Area, or the setting of a Listed Building. Suitable detailed plans for any redevelopment or reuse will need to be submitted as part of any application for demolition.

C. Enabling Development

1. Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:-

   i. it will not materially harm the heritage values of a heritage asset or its setting;
   ii. it avoids detrimental fragmentation of management of the heritage asset:
   iii. it will secure the long term future of the place and, where applicable, its continued use for a sympathetic purpose;
   iv. it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid
   v. sufficient subsidy is not available from any other source;
   vi. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and
   vii. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan.

Reasoned Justification

7.2.4 Boston, Spalding and older settlements within the Local Plan area were founded on higher ground within the fens with a network of public rights of way. Boston Borough has an important trading history that can be seen in the fabric and layout of the town. The town had strong trade links, which still exist today through the modern port operation, with Europe that resulted in the town, at one time, being the second port to London. Spalding's early industries were salt making and fishing.

7.2.5 The River Witham and River Welland are important to Boston and Spalding respectively, as they are the reason for the towns' existence, being located at the lowest bridging point of fertile land in the fens. The second important aspect is the drainage of the land which provided the fertile land upon which the agricultural industry grew. This drove the development of Boston and Spalding and other smaller settlements on the drained fens and marshes.

7.2.6 The areas of the towns adjacent to the rivers have a number of large dwellings that were originally owned by wealthy merchants and warehouse buildings. There were also riverside wharves where trading occurred. Many are now listed and/or form part of Conservation Areas within the centres of Boston and Spalding as well as within other parts of the smaller towns and villages.

7.2.7 Development in the Conservation Areas is important in order to maintain their vitality and to preserve their distinctiveness and history. However, it is very important that new buildings respect the form and character of the location and the reuse of buildings respect the building's character. Listed building and Conservation Area applications must show an understanding of the significance of the location, or building, which can be assisted by consulting the National Heritage List for England and the local Historic Environment Record, held by Lincolnshire County Council.

7.2.8 The Local Planning Authorities will continue to keep under review Conservation Areas in the Local Plan area, and where appropriate, designate new areas. Conservation Areas Appraisals will define the boundaries and analyse the special character and appearance of the area. The Local Planning Authorities will seek to target areas and properties which are identified through Appraisals and influence change in a proactive way, wherever opportunities arise. In some cases, where the status of a Conservation Area has become inappropriate or ineffective, designation may be removed. Management plans and other guidance will be used to help guide the future of a Conservation Area, particularly in areas experiencing development pressure, to supplement Historic England advice.

7.2.9 'Heritage at Risk' includes grade I and II* Listed Buildings, Listed places of worship, Scheduled Monuments and Conservation Areas, and other buildings, structures and sites who are known to be at risk as a result of neglect, decay or inappropriate development. Proposals that either secure the future of heritage 'at risk' (on the regional Heritage at Risk Register[28]), or prevent assets from becoming 'at risk' in the first place will be encouraged where the significance of the asset can be adequately protected.

7.2.10 These can complement initiatives being actioned or prepared to enhance the quality of heritage assets; for example, the shop front grant scheme for properties around the Market Place and surrounding streets in Boston and for shops in Spalding, Crowland, Holbeach and Long Sutton has benefitted several assets and the overall streetscenes, while schemes to restore and adapt the buildings at St Botolph's Church, Boston and Algarkirk and Benington parish churches have improved community and heritage tourism facilities. The construction of the Boston Barrier, near to Boston Port, will allow better use of the river for leisure purposes and the development of existing heritage assets to tell the drainage and trade stories of the town.

7.2.11 The Local Planning Authorities will encourage other proposals that either secure greater public access to local heritage assets or provide interpretation relating to assets and/or new development that promotes the educational, recreational and/or tourism potential of local agricultural and cultural heritage, through sensitive management and enhancement of heritage assets. Particular support will be given to schemes that conserve and enhance the setting of heritage assets and archaeological remains most 'at risk' through neglect, decay or other threats. Opportunities for heritage assets to mitigate, and adapt to, the effects of climate change will be promoted through maintenance, and sensitive and energy-efficient adaptation and reuse.

7.2.12 Owing to the flat landscape church towers and spires and the remaining traditional wind mills are dominant in the landscape. It is important that new development respects these buildings by not undermining their dominance in the landscape and also maintains views of them.

Monitoring

Number of planning applications refused for not conserving or enhancing designated or undesignated assets
Number of planning applications refused for having an adverse impact on listed buildings or sites of special historic or archaeological interest
Number of planning permissions granted for the demolition of listed buildings/buildings in conservation areas
Number of planning applications refused for having an adverse impact upon the dominance of church towers, spires and traditional windmills

7.3 Pollution

7.3.1 All new development must take into account the potential environmental impacts on people, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.

Policy 26: Pollution

Proposals will not be permitted where, individually or cumulatively, there are adverse impacts on light, noise, odour, fumes, vibration and waste materials and as a consequence have adverse impacts upon:

1. health and safety of the public;
2. the amenities of the area; and
3. the natural, historic and built environment;

by way of:

1. air quality, including odour;
2. background noise and light levels;
3. land quality and condition; and
4. surface and groundwater quality.

Major planning applications will be accompanied by an Air Quality Assessment which will illustrate the significance of the proposed development's effect on air quality and suitable mitigation measures, if required. Exceptions will be made where it can be clearly demonstrated that the wider social and economic benefits of the development outweigh the adverse environmental impact.

Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. Proposals will not be considered favourably unless the land is, or can be made, suitable for the proposed use.

Reasoned Justification

7.3.2 There are a number of contaminated sites across South East Lincolnshire, which, if remediated, could reduce the pressure on greenfield land, which is mostly Grade 1 and 2 agricultural land. Land affected by contamination may pose an unacceptable risk to human health, the natural environment, including groundwater, the built environment and economic activities, through its impacts on the users of the land, and on neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in taking decisions on planning applications. Where development is proposed on a site which is known, or has the potential to be affected by contamination, a preliminary risk assessment shall be undertaken as the first stage in assessing the risk. Preliminary risk assessments and any subsequent additional information shall be carried out in accordance with the Environment Agency's Model Procedures for the Management of Land Contamination[54] and Guiding Principles for Land Contamination[55].

7.3.3 New activities need to be deterred in certain areas based on their intrinsic hazard to groundwater. The hazard may result from a combination of the activity type, its duration and the potential for failure of controls. Additionally, new development should not pose an

unacceptable risk of pollution to groundwater from sewage effluent, trade effluent or contaminated surface water. This also applies where the discharge will cause pollution by mobilising contaminants already in the ground. The Environment Agency's Groundwater Protection: Principles and Practice (GP3)[56] highlights best practice.

7.3.4 There are two Air Quality Management Areas (AQMAs) in Boston, at Haven Bridge and Bargate Bridge, owing to traffic emissions. Car ownership levels are high in South East Lincolnshire and therefore traffic levels are likely to grow with more development. This will have an impact on air-quality levels, if unmitigated. There is now a strong base of scientific evidence that particulates from traffic pollution are a contributor to premature death (29,000 in the UK in 2008, 25,000 of these in England[57]), with Nitrogen Dioxide also strongly linked. Consequently, there is a strong need to avoid increasing traffic pollution at other locations that fall below the threshold for a declared AQMA, but which could potentially reach this threshold in the future if unchecked. In a location where there is the potential for a negative impact upon air quality, such as; where there could be impact on a particular street, or combination of streets, or where the air-quality objective for a particular pollutant is not being met, or could fail to be met in the future, it may be necessary to agree a threshold for the number of properties being developed, or the scale of non-residential developments. Such considerations may vary to reflect changes in the levels of pollutants and the pollutants themselves, as published as national-air quality objectives.

7.3.5 In these circumstances, an air-quality assessment may be required to accompany applications for major development. Mitigation will be site-specific but could include the installation of electric vehicle charge points, provision of cycle/safe pedestrian routes, bus interchanges, contributions to road improvement schemes (or combinations of), to ensure air quality is controlled appropriately in the future (see Policy 29). 'Land-Use Planning & Development Control: Planning For Air Quality'[57] provides further guidance.

7.3.6 Development of new sites will impact on the soil, existing vegetation and trees on or around the site, change the appearance of the site and may cause extra light pollution for those who live near it. In combination with the requirements of Policy 4, there is a need to carefully consider how best to resolve these issues; visual and light pollution can be ameliorated by careful design and layout of the scheme, including the use and positioning of suitable lighting fitments which prevent light spilling upwards and outwards from the area to be lit, and screening, including the use of existing and augmented landscaping belts. Measures to address impacts upon soil can be found in A Construction Code of Practice for the Sustainable Use of Soils on Construction Sites[58].

7.3.7 Waste disposal is a Lincolnshire County Council function and will be managed by the Lincolnshire Minerals and Waste Local Plan[1]. The proportion of waste that is being diverted to composting and recycling in South East Lincolnshire is increasing.

Monitoring

Number of applications refused owing to environmental impact
No of AQMAs in South East Lincolnshire
Number of contaminated sites developed

7.4 Climate Change and Renewable and Low Carbon Energy

7.4.1 There is an increasing need for South East Lincolnshire to mitigate and adapt to climate change. The Government has set ambitious targets for reducing carbon dioxide emissions and increasing the proportion of electricity from renewable sources. National guidance is found in the NPPF[9], the UK Marine Policy Statement[59] and the National Policy Statement for Renewable Energy[60]. The East Inshore and East Offshore Marine Plan[11] will also be relevant. The reduction of emissions in South East Lincolnshire may be tackled by carefully siting development to encourage cycling, walking and the use of public transport; providing energy-efficient buildings; and developing renewable energy schemes.

Policy 27: Climate Change and Renewable and Low Carbon Energy

A. Climate Change

All development proposals will be required to demonstrate that the consequences of current climate change has been addressed, minimised and mitigated by:

1. employing a high-quality design;
2. the adoption of the sequential approach and Exception Test to flood-risk and the incorporation of flood-mitigation measures in design and construction to reduce the effects of flooding;
3. the protection of the quality, quantity and availability of water resources;
4. reducing the need to travel through locational decisions and, where appropriate, providing a mix of uses;
5. incorporating measures which promote and enhance green infrastructure and provide an overall net gain in biodiversity as required by Policy 24 to improve the resilience of ecosystems within and beyond the site;

B. Renewable Energy

The development of renewable energy facilities, associated infrastructure and the integration of decentralised technologies on existing or proposed structures will be permitted provided, individually, or cumulatively, there would be no significant harm to:

1. visual amenity;
2. residential amenity in respect of: noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference, traffic;
3. highway safety (including public rights of way);
4. agricultural land take, landscape character or quality, or skyscape considerations;
5. aviation and radar safety;
6. heritage assets; and
7. the natural environment.

Provision should be made for post-construction monitoring and the removal of the facility and reinstatement of the site if the development ceases to be operational.

Proposals by a local community for the development of renewable and low-carbon sources of energy, in scale with their community's requirements, including supporting infrastructure for renewable energy projects, will be supported and considered in the context of contributing to the achievement of sustainable development and meeting the challenge of climate change and against criteria B1-7.

Reasoned Justification

Climate Change

7.4.2 The consequences of current and future climate change require careful consideration. Accordingly, proposed development should be designed with a view to minimising and mitigating the effects of climate change. It is expected that climate change will produce warmer wetter winters and warmer drier summers.

7.4.3 The site-specific Flood Risk Assessment will identify the flood risk and whether different parts of the site have more or less potential flood depth. This information should be used to influence the layout of the scheme and position of the buildings, open space and Sustainable Drainage Systems (SuDS), if employed. By providing storm-water storage to reduce the risk from surface-water flooding to the development and its neighbours, SuDS have the twin effect of slowing water discharge, and allowing some recharge of groundwater levels.

7.4.4 Water supply has been improved with new infrastructure to the Local Plan area, and the Environment Agency indicates that South East Lincolnshire is not a Water Stressed Area[61]. Therefore, it is not necessary to require a reduced standard of wholesome water use from the current Building Regulation standard of 125 litres/per person/per day to 110 litres/per person/per day. However, should these circumstances change the relevant reduced standard will be required[10]. Water stress can be helped by employing rainwater and grey water conservation and recycling measures in new development to reduce the consumption of wholesome water.

7.4.5 Mixed-use schemes and the design and position of new development will enable better integration with public transport or cycle networks. This will provide opportunities to avoid car travel, which will help reduce the air quality issues referred to in Policy 26, and aid health and well-being (see Policy 28) as well as being a way to minimise future climate change.

7.4.6 The impact of higher temperatures can be minimised by the orientation of buildings, the choice of window size and position, roof overhangs, or other physical features such as the use of trees (see Policy 4). Ground cover can also slow groundwater evaporation and, along with trees, provide habitat to reinforce, or provide, new habitat networks (see Policy 24).

Renewable Energy

7.4.7 South East Lincolnshire is close to providing the Government target for 30% of electricity used from renewable sources. However, achieving the national 15% target of all energy used from renewable sources is some way off. New development can help meet the targets set out in the Climate Change Act 2008; a 34% cut in greenhouse gases is achievable with more effort on residential improvements, but an 80% cut in greenhouse gases would require a shift to electric vehicles supplied by renewable and nuclear energy.

7.4.8 South East Lincolnshire is within The Fens National Character Area. The Local Plan area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons. The level, open topography shapes the impression of huge skies which convey a strong sense of place, tranquillity and inspiration. Planning proposals shall assess their implications against the information contained in the:- Landscape Character Assessment of Boston Borough[62] or the Strategic Landscape Capacity Study for South Holland[63], as well as the Lincolnshire Historic Landscape Characterisation Project[64], the Lincolnshire Historic Environment Record (HER), the Boston Town and Rural Historic Environment Baseline Studies and the Conservation Area appraisals (see Policy 25).

7.4.9 In addition to schemes that do not require planning permission South East Lincolnshire have a number of wind farms, solar photovoltaic farms and anaerobic digestion plants as well as traditional gas-fired power stations. A balance has to be stuck between providing these large-scale schemes and their impact on biodiversity, the landscape, residential and visual amenity and the loss of agricultural land. There is little woodland in South East Lincolnshire but wood fuel is an important source of clean renewable energy, subject to it being sourced from trees and woods which have been managed in an environmentally-sustainable way and preferably certified as such by a reputable certification body (e.g. Forest Stewardship Council).

7.4.10 Pilot schemes to create innovative and low-cost, low-carbon energy schemes in rural communities will be supported provided impacts can be made acceptable and they have community support in Neighbourhood Plans or Neighbourhood Development Orders.

Monitoring

Number of planning permissions approved for renewable and low carbon energy
Number of developments approved that minimise and mitigate the impacts of climate change

7.5 Community, Health and Well-being

7.5.1 People's health and well-being is influenced by a broad range of factors, including:

- their genetic inheritance;
- the quality of the home and wider environment in which they live;
- access to health and other services;
- whether they feel able to achieve personal goals and take part in society;
- whether they feel financially and personally secure;
- whether they have rewarding employment;
- the amount of physical exercise they take; and
- diet, smoking, and alcohol use.

7.5.2 The health issues and priorities for South East Lincolnshire are set out in the Lincolnshire Joint Strategic Needs Assessment[65] and Joint Health and Wellbeing Strategy for Lincolnshire[66], and in 'Health Profiles' for Boston Borough and South Holland. They identify that life expectancy is around the County average, but that this varies significantly for people living in the most and least deprived parts of the Local Plan area. Particular problems in South East Lincolnshire are excess weight in both children and adults, unhealthy diets, low levels of physical activity, and poor access to key services in the more rural parts of the Local Plan area. Death rates from coronary heart disease, stroke and road traffic accidents are relatively high.

Policy 28: Community, Health and Well-being

Development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. To this end, development will not be permitted unless it (where possible and appropriate):

1. protects and enhances existing public rights of way, and creates new links to the rights of way network; and
2. creates environments which:

    i. discourage crime and disorder, and do not create the fear of crime;
    ii. encourage healthy eating and local food growing;
    iii. are accessible to all sections of the community;
    iv. facilitate walking, cycling and public transport use; and
    v. encourage community use.

Where a development will increase the need for community facilities (education, childcare, teenage services, emergency services, social care, health care, libraries, museums, other cultural facilities, community halls, sports facilities, recreational open space, or other green infrastructure), it will not be permitted unless it (where necessary) supports the provision of new facilities, and/or the enhancement of existing facilities in accordance with Policy 6.

The redevelopment or change of use of an existing community facility will be permitted only if:

1. an assessment has been undertaken which has clearly shown that the facility is surplus to requirements and, in the case of recreational open space, that it does not make an important contribution in amenity, visual or nature conservation terms; or
2. the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or
3. (in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.

New community facilities shall be located so as to be;

1. as close as possible to the community they will serve;
2. readily accessible by public transport, on foot, and by bicycle;
3. compatible with nearby uses and the character and appearance of the neighbourhood; and
4. located and designed to enable (where possible) shared use with other services/facilities.

Reasoned Justification

7.6.3 Planning decisions can potentially impact on many of the factors that impact on people's health and well-being either directly or indirectly, and national policy[9] makes it clear that Local Plans are expected to take proper account of health and well-being issues. To this end, such issues have been taken into account throughout the Local Plan, but this policy seeks to tackle four particular topics.

7.6.4 Firstly, it looks at the ways in which development should contribute to the creation of a healthy community, which is defined in the NPPG[10] as 'a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate encourage:

- active healthy lifestyles that are made easy through the pattern of development, good urban design, ... places for ... food growing, and is accessible by walking and cycling and public transport;
- the creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.'

7.6.5 Applicants must consider the potential health impacts of their development at the earliest possible stage of drawing up their proposals. If significant adverse impacts are identified, applicants must (as part of their planning application) show how these impacts will be mitigated.

7.6.6 Secondly, it seeks to ensure that development which will increase the need for community facilities will support their provision - whether through newly-built or enhanced existing facilities. The need for such facilities will be established by consultation with service-providers and/or by reference to up-to-date evidence. Where there is the risk that developer contributions to the provision of facilities will affect the viability of a proposal, the provisions of Policy 7 will be taken into account.

7.6.7 Thirdly, it seeks to guard against the loss of existing, valued community facilities. Such losses will be permitted only if it can be demonstrated that the facility is no longer needed or will be replaced elsewhere nearby, or (in the case of sport or recreational facilities) the redevelopment or change of use will retain the facility in sport or recreational use, albeit of a different type.

7.6.8 Lastly, it sets out the particular criteria against which proposals to build new community facilities will be judged.

Monitoring

Number of planning applications refused because they have an unacceptable impact on the criteria
Number of planning applications approved for new and/or the enhancement of community facilities
Number, area, and area/1,000 people by open space type

8. Efficient and Effective Transport

8.0.1 National planning policy[9] sets out the importance of balancing the transport system in favour of sustainable modes. Promoting walking, cycling and public transport gives people a real choice about how they travel, and can also generate health, social-inclusion and air-quality benefits, particularly important within Bargate Bridge and Haven Bridge Air Quality Management Areas in Boston. However, national planning policy[9] recognises that solutions will vary from urban to rural areas.

8.0.2 This is particularly important in South East Lincolnshire, where key roads, including the A16, A52 and the A17, are the point of arrival for those travelling by road from the East Midlands and the East of England. They are also heavily used to connect communities; 81.5% of households in South East Lincolnshire have access to a car (compared to 74.2% nationally)[15], and it is expected that the car is likely to remain an essential mode of transport for residents, particularly within the more remote parts of the rural area.

8.0.3 The highways network also provides important routes for businesses, such as the agricultural and horticultural industries that use the network to move goods and freight to, from and across South East Lincolnshire. Roads such as the A17 and the A52 are also important tourist routes during the summer to both the Lincolnshire and Norfolk coasts. As a result, parts of these key routes experience high traffic flows and congestion at peak times.

8.0.4 Within the Boston and Spalding built-up areas, the bus network is relatively good with fully accessible IntoTown services operating, while the InterConnect services operate regularly along the key inter-urban corridors (e.g. Spalding – Holbeach – Sutton Bridge). Across the rural areas, the demand-responsive CallConnect services provide pre-bookable, flexible feeder services to local centres and onward connections to the larger urban centres. However, services typically remain very limited in the evenings and at weekends.

8.0.5 The Joint Line railway running through Spalding provides connections with Peterborough, and has recently been upgraded to provide increased freight capacity. However, the increased freight services together with the large number of level crossings in South Holland have an adverse impact on other parts of the transport network, slowing traffic flows at certain times. Meanwhile, the recently-upgraded Poacher Line (within Boston Borough) has stations at Swineshead, Hubberts Bridge and Boston, providing well-used connections to Lincoln, Grantham, Sleaford and Skegness in Lincolnshire.

8.0.6 The 4th Lincolnshire Local Transport Plan (LTP4) (2013/14 - 2022/23)[26] and complementary transport strategies for Boston and Spalding[45,44] provide an approach to the provision and improvement of transport and access for each town and the surrounding area. Developed jointly by Lincolnshire County Council and the relevant Local Authority, as well as with key stakeholders and through wider public engagement, the strategies:

- address existing issues and support proposals for significant growth in each town in the short, medium and long term;
- cover provision of improved and sustainable transport policy, services and infrastructure;
- are designed to support economic development aiding the long-term prosperity of Boston town, Spalding and their surrounding areas;

- propose interventions which can be delivered over a range of time frames as each town expands, and provides a sustainable framework for transport infrastructure investment in Boston and Spalding for the next 20 years or so;
- emphasise potential partnerships to delivery and how the planning process can be used to enable economic development and deliver supporting transport interventions, whilst maintaining Boston and Spalding as high-quality places in which to live and work.

8.1 Delivering a More Sustainable Transport Network

8.1.1 This Local Plan reinforces the national approach[9] promoting sustainable alternatives to the car through new development, whilst recognising that as a predominantly rural area, the private car will remain the dominant form of transport, and as such, improvements to the highway network will be needed.

Policy 29: Delivering a More Sustainable Transport Network

The Local Planning Authorities will work with partners to make the best use of, and seek improvements to, existing transport infrastructure and services within, and connecting to South East Lincolnshire, having considered first solutions that are based on better promotion and management of the existing network and the provision of sustainable forms of travel. To achieve this, the following priorities and actions have been identified:

A. For the road-based transport network this will be by:

1. working with the Local Highway Authority to militate against congestion at pinch points and continuing to actively manage roads under its control;
2. securing the delivery of new local access roads to open-up allocations and other locations for development;
3. enabling the delivery of the Northern and Southern sections of the Spalding Western Relief Road, associated junctions and crossing points;
4. enabling the delivery of Phase 2 of the Boston Distributor Road, associated junctions and crossing points;
5. enabling the delivery of improvements to the A17/A151 Peppermint junction, Holbeach and associated new access junction on the A151; and
6. identifying safeguarding routes on the Policies Map, within which the Central section of the Spalding Western Relief Road and Phase 3 of the Boston Distributor Road will be delivered (outside this plan period). Any development that would prejudice the design of this infrastructure will not be permitted;

B. For the rail-based transport network this will be by working with Network Rail, train operators and community rail partnerships to:

1. improve inter and sub-regional links to neighbouring centres by ensuring that the area is served by high-quality rail transport links;
2. enhance connectivity between other forms of sustainable travel and the rail network by providing improved interchange facilities; and
3. investigate the potential to improve connectivity to Spalding railway station;
4. seek to secure improved rail services as part of the new East Midlands franchise due to commence in October 2018;

C. For cycling, walking and other sustainable transport this will be by:

1. protecting existing footpaths, cycle routes and public rights of way from development;
2. improving connectivity to create a more coherent walking and cycling network through the provision of new multi-user routes, including:
   i. between Fenside Road, Boston town centre and Beech Wood;
   ii. alongside the South Forty Foot Drain, Boston;
   iii. along the former Boston-Woodhall Spa railway line;
   iv. between Market Way, Pinchbeck, and Woolram Wygate, Spalding; and
   v. alongside the Coronation Channel (east bank), Spalding;

3. ensuring that major new developments provide for walking and cycling routes and/or links to existing networks, to key public transport corridors and to transport interchanges;
4. protecting the 'key public transport corridors' and supporting the ongoing provision, and, where appropriate, extension of bus services, in partnership with bus operators; and
5. helping to ensure the continuous and safe operation of the Port of Boston and the Port of Sutton Bridge.

To demonstrate compliance with this policy, an appropriate Transport Assessment and associated Travel Plan should be submitted with proposals. The form will be dependent upon the scale and nature of the development and agreed through early discussion with the Local Highway Authority.

All development should contribute to the delivery of necessary transport infrastructure, either directly, where appropriate, or indirectly such as through developer contributions or CIL payment.

Reasoned Justification

Local highway network

8.1.2 The quality of the road network is central to facilitating vehicle as well as sustainable and public transport movements. It is therefore in the wider interest to have a road network that is as free-flowing as possible. In the first instance, better use will be made of the existing network, for example, by maximising the capacity of the roads in the Spalding core.

8.1.3 However, as part of the delivery of a safer and more efficient highway network and to promote the successful and sustainable growth of the Local Plan area, it will be necessary for Policy 29 to provide for the following major highway infrastructure schemes. These schemes are also promoted by LTP4[26] and the Spalding and Boston Transport Strategies[44,45] as expected to start by 2036, through the delivery of new development, (but are expected to be completed in the long term, beyond this Local Plan period):

A. Spalding Western Relief Road

Over the Local Plan period, the Southern section should be delivered through the Holland Park development (which is under construction for housing development). The first part of the Northern section is expected to be delivered through the development of the Vernatts Sustainable Urban Extension (see Policy 12).

B. Boston Distributor Road

Over the Local Plan period, Phase 1 (which is under construction) is expected to be delivered through Q1: The Quadrant. Additional parts of the highway infrastructure (for

Phase 2) is expected to commence in parallel with the development of Q2: The Quadrant (Site: Sou006) and north of the South Forty Foot Drain (Site: Wes002).

Corridors will be safeguarded to ensure that later sections of these roads, including their junctions and crossings, can be accommodated outside this Local Plan period. To ensure that an appropriately designed route can be accommodated any development that would be prejudicial to the design of the later sections of these roads will not be permitted. Developer contributions are expected to be used to enable delivery, to be secured via legal agreement with involved developers and landowners, as well as the Local Highway Authority. Other funding will be secured, where appropriate, to help facilitate delivery in the shortest possible time frame.

C. A17/A151 highways improvements (Peppermint Junction), near Holbeach

This scheme is expected to commence in Spring 2017; enhanced traffic flow and road safety will be secured, and will also open-up the adjoining Hob048: Holbeach West Sustainable Urban Extension (see Policy 13) for residential development, and the adjoining HO002: Holbeach Food Enterprise Zone for employment and educational development. Planning permission has been granted for the scheme and partial funding has been secured through the Greater Lincolnshire Growth Deal. Additional funding is expected to be secured through developer contributions.

8.1.4 Project-level HRA will be required for these schemes to check for impact pathways and to ensure no adverse impacts upon The Wash and the North Norfolk Coast European Marine Site (see Policy 24).

8.1.5 Proposals for other new roads and/or junctions elsewhere will be supported, where it can be demonstrated that the schemes are necessary, viable, and will also improve the economic prosperity of the area. In all cases, schemes should be supported by complementary sustainable and public transport initiatives.

Walking and cycling provision

8.1.6 Providing safe and convenient access to a comprehensive and attractive foot and cycle path network can help encourage greater use, particularly for local journeys that may otherwise have been made by private car. Other sustainability, health and transport objectives identified in this Local Plan can also be delivered.

8.1.7 Enhancing access on foot or bicycle to town centres, schools, shops, leisure facilities and places of work, particularly in Boston town and south-east Spalding, and improving opportunities for multi-modal journeys to/from transport interchanges will continue. Existing Public Rights of Way, footways and cycle routes will be safeguarded consistent with the Lincolnshire Rights of Way Improvement Plan[67]. New provision, including for the England Coastal Trail, will be supported.

8.1.8 All major development should incorporate high-quality walking and cycling routes, ensuring connection to the existing network, where practicable. This will be particularly important at the Sustainable Urban Extensions where the opportunity to provide significant extensions to the multi-modal network can be achieved. Such measures should be identified through the masterplan for each location.

Public Transport

8.1.9 Bus services play an important role in tackling congestion and improving access across South East Lincolnshire, particularly for those who may not have access to a car. Expansion of the IntoTown services along key public transport corridors in Boston and Spalding, and the InterConnect services in Holbeach, or as extensions to these routes, may be required at the Sustainable Urban Extensions. Subsidies to support an initial extension to services or to help provide for community-based transport elsewhere may be sought through developer contributions.

Rail Network

8.1.10 The relatively limited rail coverage and service experienced in South East Lincolnshire still has an important role to play for the 385,000 people who made trips from its four stations in 2014-15[25]. The new East Midlands passenger franchise (expected to begin in October 2018) will provide an opportunity to lobby for improvements to passenger services along the Joint Line through Spalding, and along the Poacher Line through Boston Borough, to help realise the benefits recent investment could bring to service times, particularly to the East Coast Main Line via Grantham and Peterborough.

8.1.11 The Poacher Line Community Rail Partnership is expected to continue to work with its partners to deliver a range of initiatives to encourage modal switch to rail in the short-medium term.

8.1.12 Meanwhile, recent significant investment by Network Rail has led to the substantial increase of up to fifteen additional rail-freight services a day passing through Spalding, leading to more 'downtime' at level crossings and the disruption of the road network. It is expected that this will be alleviated in the long term by the Spalding Western Relief Road, particularly by the introduction of railway-bridge road crossings.

Boston and Sutton Bridge Ports

8.1.13 It is expected that the ports of Boston and Sutton Bridge will continue to handle a variety of cargoes for local and international markets over the Local Plan period. To ensure their unique role is maintained, land will be safeguarded for their continued operation and expansion. Complementary employment land is identified by Policy 8.

8.1.14 To demonstrate how accessibility, mobility, parking and transport-related matters have been considered and taken in to account in new development, a Transport Assessment and Travel Plan should be submitted with planning applications that are likely to generate significant transport impacts. A Design and Access Statement should address issues for all other schemes. Advice on the level of detail required should be confirmed through early discussion with the Local Planning Authority and/or the Local Highway Authority.

Monitoring

CO_2 emissions per head
Number of AQMAs
No of planning permissions granted with an approved Travel Plan
Number of electric vehicle charging points provided in association with new development
No of permissions granted with new or improved access facilities for the disabled

8.2 Delivering the Spalding Transport Strategy

8.2.1 The Spalding Transport Strategy 2014-2036[44] highlights the importance of the proposed Spalding Western Relief Road (SWRR) which will link the B1172 (Spalding Common), in the south-west of the town, to the B1356 (Spalding Road) in the north. This road scheme is an integral part of the 4th Lincolnshire Local Transport Plan[26], identified as one of four major schemes within Lincolnshire in the short to medium term. Important locally, it will play a major role in opening-up development sites including Holland Park, the Vernatts Sustainable Urban Extension (see Policy 12) and other major sites to the west of Spalding; it will also provide an alternative route to the congested A151 which passes through the centre of Spalding and are subject to increasing delays resulting from level-crossing 'downtime'.

8.2.2 The SWRR, when completed, is expected to deliver significant benefits to traffic management around Spalding. However, its total cost and current funding arrangements (i.e. through developer contributions linked to housing delivery) mean that its construction is viewed as a series of separate projects over a number of years, with the completion of the road currently expected to stretch beyond the end of the Local Plan period in 2036. A clear strategy within this Local Plan will, however, provide a framework for reviewing and revising implementation and delivery of those separate projects as funding opportunities emerge. Notably, the Central section of the SWRR, which would link the Northern section to the Southern section via Bourne Road, is programmed to be delivered beyond the Local Plan period. However, it is intended that the principles of this policy approach would also apply to this section at the time it proceeds based on future land allocations.

8.2.3 Policy 30 aims to provide a complementary mechanism for securing developer contributions towards the delivery of the SWRR and other complementary solutions to current transport management issues in Spalding. Specifically, it concerns important road/traffic improvement schemes identified in the Strategy[44], prioritised by the Local Highway Authority, which are required to mitigate the traffic impact of residential growth in and around Spalding pending the completion of the SWRR.

Policy 30: Delivering the Spalding Transport Strategy

In accordance with Policy 7, Policy 11 and Inset Map 2: Spalding and Pinchbeck, the following housing allocations and all developments for 11 or more dwellings, and which have a combined gross floorspace of more than 1,000 sqm, granted planning permission on unallocated sites within the settlement boundaries for Spalding and Pinchbeck will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy[44], or any successor, excluding the Northern and Southern sections of the SWRR:

- Site Mon005: Land south of Horseshoe Road;
- Site Mon008: Land north of Bourne Road;
- Site Pin002: Land north of Market Way;
- Site Pin019: Land east of Surfleet Road;
- Site Pin025: Land east of Spalding Road;
- Site Pin050: Spalding Lifestyle, Spalding Road;
- Site Pin065: Birchgrove Garden Centre, Surfleet Road;
- Site Stm004: Land east of Spalding Common;
- Site Stm010: Land west of Spalding Common; and
- Site Stm028: The Elders.

Financial contributions to the schemes identified in the Spalding Transport Strategy[44] as prioritised by the Local Highway Authority will be secured through legal agreements, subject to the provisions of Policy 7. Their calculation will be subject to viability.

Site Pin024: Land north of the Vernatt's Drain and Site Pin045: Land west of Spalding Road will be required to contribute to, and subject to viability, deliver the Northern section of the SWRR.

The delivery of the Northern section of the SWRR requires a comprehensive and coordinated approach from landowners. The precise alignment of the SWRR in this area will be subject to masterplanning. The District Council and Local Highway Authority will seek to secure formal agreements with landowners on the financial package (including any public sector funding) to ensure delivery of the route. The authorities will also consider the use of statutory powers to ensure delivery of the SWRR if necessary.

Reasoned Justification

8.2.4 The quality of the road network in Spalding is central to facilitating vehicle as well as sustainable and public transport movements and, consequently, its suitability for accommodating residential growth. The operation of this network is linked to the impact of the operation of the rail line through the town centre and barrier down time. Recent traffic modelling[68] has demonstrated that housing commitments in Spalding will exacerbate traffic-congestion at a number of locations across the town. These issues will be further exacerbated by the proposals for additional housing development in the Spalding and Pinchbeck areas contained in this Local Plan. Accordingly, it is essential that these impacts are mitigated.

8.2.5 The Spalding Transport Strategy[44] has considered these impacts in scoping out future interventions needed across the town and the nearby area. The cumulative impact of all site allocations needs to be considered in order to ensure that the impact of individual schemes can be assessed at planning application stage. Existing consents have already made provision for necessary interventions to mitigate their impacts.

8.2.6 For example, the Holland Park development, which is currently under construction, is required to provide the Southern section of the SWRR within the development, in partnership with the Local Highway Authority. This is required to be delivered once the first 500 dwellings have been occupied.

8.2.7 Policy 30 seeks to ensure that future housing developments in Spalding and Pinchbeck are required to fund either separate elements of the SWRR or other mitigation solutions from a package of transport measures in the town as detailed in the Spalding Transport Strategy[44], as prioritised by the Local Highway Authority.

8.2.8 The aims within the Spalding Transport Strategy[44] will be developed, in partnership with the Local Highway Authority, into a delivery programme to be implemented in conjunction with the delivery of the Southern section of the SWRR.

8.2.9 In terms of the Northern section of the SWRR, Policy 12 requires the majority of development on Site Pin045: Land west of Spalding Road to be accessed separately from the main route of the Northern section of the SWRR, which proceeds to cross Site Pin045 (via a bridge crossing of the Joint Line railway) to access Site Pin024: Land north of the Vernatt's Drain. In view of these particular circumstances and to ensure timely commencement of development on Site

Pin024, there is a need for all interested parties to agree a framework for accessing this site via land currently in the control of another developer.

8.2.10 As such, the nature of the contributions from these sites to the delivery of the Northern section and any possible support from public sources of funding will be set out in a Memorandum of Agreement between/involving the developers of these sites, the Local Highway Authority, South Holland District Council and other interested parties. This will form part of a wider delivery strategy that will be developed to support the implementation of this element of the SWRR.

8.2.11 The delivery of the SWRR and the other Strategy measures are a complete package of interventions that should ensure the effective operation of the Spalding transport infrastructure.

Monitoring

No of Spalding Transport Strategy projects completed

8.3 Vehicle and Cycle Parking

8.3.1 Parking provision can have a significant effect upon development quality, the amenity of occupiers and users, as well as the efficient and safe use of the highway. The amount of parking provided can also influence people's transport choices; an over-provision of car parking can lead to unattractive, car-dominated environments that are unsafe for non-car users, whilst an under-provision can lead to unsuitable or unsafe on-street parking. A balanced approach to parking provision, when promoted as part of a package of measures, can promote sustainable transport choices and provide attractive and safe environments whilst ensuring that sufficient parking is provided to meet local needs.

Policy 31: Vehicle and Cycle Parking

All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 5), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out in 1-4 below.

Parking for residents, employees and visitors should be integral to the design and form of all new development, and should ensure that:

1. parking spaces are fit for their intended use in terms of size and design;
2. for major residential development:

    a) a balanced provision of allocated and communal parking is provided, overlooked and accessible to the development it serves;
    b) off-curtilage parking is designed to maximise levels of security and safety for vehicles, drivers and pedestrians; and
    c) a secure, covered, convenient space to store at least two bicycles is provided within each residential plot; in the case of flatted developments this may be provided as a communal facility within the curtilage of the building containing the flats;

3. for major non-residential development:

   a) secure, covered, convenient storage for bicycles for employees should be provided close to an entrance to the building. Changing and shower facilities should be provided where possible;
   b) secure, covered bicycle storage for visitors are located close to the main entrance to the building;
   c) where more than 50 parking spaces are provided, at least one double electric vehicle charge point will be required (2 spaces). For each additional 50 parking spaces, one double charging point should be provided up to a maximum of three (6 spaces); and

4. parking is well-integrated within the townscape or landscape, through an appropriate use of materials and landscaping;

Innovative solutions to vehicle-parking provision including shared spaces (where the location and patterns of use permit), and the incorporation of measures such as car clubs, will be supported.

An adequate supply of safe, secure and convenient public parking for vehicles will be delivered within and adjacent to the town centres, in partnership with the Local Highway Authority.

To demonstrate compliance with this policy, a Transport Assessment and associated Travel Plan should be submitted with proposals. The form will be dependent upon the scale and nature of the development and should be agreed through early discussion with the Local Highway Authority.

Negotiation on parking requirements should be in accordance with the Parking Standards SPD.

Reasoned Justification

8.3.2 Poor design and inappropriate provision has adversely impacted upon the success of parking in South East Lincolnshire in recent years, particularly in residential areas, in terms of location, control and management. In places, this has created perceived road-safety concerns and cluttered, car-dominated environments.

8.3.3 To help address this issue, all major development should provide for the minimum level of parking provision for vehicles and cycles set out in Appendix D; at least two spaces will be sought within the curtilage of a residential property (Use Class C3a) of 3 bedrooms or less, all other dwellings (in C3a) should provide for at least 3 spaces. One space could include a garage/car port; however to ensure that parking provision functions as intended, each garage/car port should be able to accommodate a medium-sized family car (2.6m wide x 5.6m length, with an additional 1m for cycle storage and/or to provide space for electric charging points).

8.3.4 Exceptionally, these parking standards can be reduced should a high-quality design be submitted demonstrating that parking can be accommodated within the development, and that the long-term impacts upon environmental quality, safety and amenity will not be compromised.

8.3.5 Within non-residential development, off-street parking should be seamlessly integrated into the landscape through a high-quality design and landscaping scheme. Appropriate provision for visitors and disabled people close to the entrance to a building will be required, and clear

pedestrian routes should be provided for all users to avoid conflict with manoeuvring vehicles. Adequate charging points should be provided to help promote more sustainable transport solutions.

8.3.6 The availability of car parking is often seen as key to economic prosperity of the town centres; provision is about right for current demand[44], although the quality in some areas does not always meet users' expectations. In the long term, should car ownership and population growth continue to rise without sustainable transport intervention, demand may outstrip supply in Spalding Town Centre. Ensuring town centre car parks are convenient, safe and secure for all, including for those with disabilities will be a priority. Opportunities to provide additional facilities to the west of the Joint Line in Spalding will be investigated through any review of the Spalding Transport Strategy[44].

8.3.7 Quality cycle parking can encourage more people to cycle for local journeys – in that they are assured of a safe and secure place to park. Within residential development this should be within a covered, lockable enclosure; in other development, provision (e.g. stands or lockers) should be covered, convenient and secure, and capable of holding a number of bicycles, visitor parking should be close to the entrance of a building. Showers and changing facilities for cyclists in non-residential development will be supported.

8.3.8 A Parking Design Supplementary Planning Document will be prepared to provide further guidance on the design requirements of this policy.

Monitoring

Number of Council car parking bays in the Town Centres, by short stay (time limited), short stay unlimited and long stay (annual frequency)
Number of electric vehicle charging points provided in association with new development
No of permissions granted with new or improved parking facilities for the disabled

9. Monitoring

9.1.1 The South East Lincolnshire Annual Monitoring Report (AMR) will monitor the effectiveness of the policies of the Local Plan annually. The effectiveness of each policy will be monitored using indicators identified in the Monitoring section for each policy. Appendix 5 sets out how each policy will be monitored and key implementation mechanisms. With respect to housing delivery, the Housing Implementation Strategy[69] includes details on how the two local authorities will address delivery of the housing trajectory and the actions that will be taken where delivery deviates from the expected path. The AMR will also report on the implementation of future site allocations.

9.1.2 The Local Planning Authorities are also required to monitor the significant environmental effects of implementing the Local Plan. This will need to focus on significant sustainability effects, such as those:

- That indicate a likely breach of international, national or local legislation, recognised guidelines or standards;
- That may give rise to irreversible damage, with a view to identifying trends before such damage is caused; and
- Where there was uncertainty in the SA, and where monitoring would enable preventative or mitigation measures to be taken

9.1.3 The AMR will also monitor the effectiveness of the SA to ensure that any unforeseen adverse effects are identified, and, where possible addressed. Further details can be found in the Sustainability Appraisal[2].

Glossary

Affordable Housing		Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing: is owned by local authorities and private registered providers (as defined by s80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing: is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Starter homes: a new building dwelling available for purchase by qualifying first-time buyers only (between the ages of 23 and 39) and sold for at least 20% below the market value. Must be sold for less than the price cap - £250,000 outside Greater London. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.
Air Quality Management Areas	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption. Mitigation is action to reduce the impact on climate change and adaption is lowering the risks posed by the consequences of climate change.
Community Infrastructure Levy	CIL	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Comparison Retail		Comparison retail goods include non-food and drink items such as clothing, shoes, furniture, household appliances, books and stationery, jewellery and other personal effects. Consumers tend to buy these goods less frequently and so usually compare prices, features and quality of an item before buying.
Conservation Areas		Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

Countryside		In terms of the Local Plan, this is land not within Sub-Regional Centres, Main Service Centres or Service Villages.
Decent and Safe Homes Standard	DASH	DASH is a national accreditation used to raise housing conditions in the private sector, with particular emphasis on the private rented sector.
Developer contributions		Developer contributions, also known as planning obligations, can be secured via a Section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development Plan Document	DPD	DPDs are documents which outline the key development goals of the Local Plan that forms part of the Statutory Development Plan. The SEL Local Plan will, in essence, comprise two parts: Part 1 will be entitled Strategy and Policies Development Plan Document (DPD); and Part 2 will be entitled: Site Allocations DPD.
Employment Land Technical Paper		Identifies the amount of B-Use employment land that will b required to deliver job growth in South East Lincolnshire to 2036, and assesses the suitability, availability and deliverability of land that are promoted for allocation as sites for employment use
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence Base		The information and data gathered by local authorities to inform and support the policy approaches to be set out in Development Plan Documents (DPDs).
Examination in Public	EIP	An independent assessment carried out by an inspector to determine the soundness of a plan.
Exceptions Test		In certain cases, some types of development in areas of higher flood risk may, however, be acceptable if an additional Exception Test is passed.
Flood Hazard		Danger to persons or property from depth of water, debris carried in the flow and/or speed of its flow during a flood.
Flood Probability		The likelihood of a given flood occurrence in a calendar year. It is often quoted as a percentage value called the Annual Exceedance Probability (AEP). For example, a 1% AEP flood has a 1-in-100 chance of occurring once in any given year.
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site.
Flood Zone 1 (low probability)	FZ1	Comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
Flood Zone 2 (medium probability)	FZ2	Comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.
Flood Zone 3a (high probability)	FZ3a	Comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b (the functional flood plain)	FZ3b	Comprises land where water has to flow or be stored in times of flood.
Green Infrastructure		A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which supports natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield sites		Land (or a defined site) usually farmland, that has not previously been developed (not be confused with Green Belts, of which there are none in South East Lincolnshire).
Gypsy and Traveller Accommodation Assessment	GTAA	A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs.
Habitats Regulations Assessment	HRA	Tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Houses in Multiple Occupation	HMO	A building or part of a building that is being occupied as a main residence by three or more unrelated people who share some facilities, such as a bathroom or kitchen
Infrastructure Delivery Plan	IDP	identifies the physical, social and green infrastructure needed to support the policies over the Local Plan period, including when the infrastructure will be required, how much it will cost and how it will be funded
Internal Drainage Board	IDB	Each Internal Drainage Board is a local public authority established in areas of special drainage need in England and Wales. They have permissive powers to manage water levels within their respective drainage districts. IDBs undertake works to reduce flood risk to people and property and manage water levels to meet local needs.
Joint Planning Unit	JPU	A small team of officers drawn from South Holland and Boston Borough Councils, which supports the work of The South East Lincolnshire's Joint Planning Committee.
Joint Strategic Planning Committee	JSPC	The Joint Committee which works together to create a single Local Plan for the area of South Holland and Boston Borough comprises nine councillors – three each from South Holland District, Boston Borough and Lincolnshire County Councils.
Lead Local Flood Authority	LLFA	Lincolnshire County Council is the lead authority responsible for the management of surface water flood risk. They also have a duty to develop a Local Flood Risk Management Strategy outlining how flood risk will be managed locally.
Local Employment Site		Small-scale existing or proposed employment site within or adjacent to a Main Service Centre or Minor Service Centre and will serve the local employment needs and/or small business component of that settlement or parish, capable of accommodating B1/B2-Uses, have good access, are within easy access of local labour and are actively managed.
Local Development Order	LDO	LDOs grant automatic planning permission for specified development in defined areas. LDOs can be used for different uses and developments in different areas.
Local Geological Site	LGS	A site designated to protect areas of geological value in the Local Plan area.
Local Nature Reserve	LNR	A site of importance for wildlife, geology, education or public enjoyment, declared by district, borough and county councils.
Local Plan		The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Wildlife Site	LWS	Non statutory sites of substantive nature conservation interest determined locally according to national, regional and local biodiversity needs.
Main Employment Area		Existing or Proposed Areas within the development limits of a Sub-Regional Centre, Main Service Centre or Minor Service Centre or are well established in a particular location, have a good level of access to the major road network and public transport, are capable of accommodating the full range of B-Uses, are within easy access of a local labour force, have or are capable of containing more than 10 medium-large units, and are actively managed.
Main Service Centre		These will continue to provide for significant housing, employment and commercial development to support their roles as service centres for surrounding rural areas.
Major Development		Major development is a proposal of 10 or more dwellings or has a site area of 0.5 hectares or more, the development is for 1,000 square metres or more of floorspace, or has a site area of 1 hectare or more.
Mixed-use Development		A type of urban development where multiple compatible land uses – such as

		residential, business, retail or recreational uses - are combined. The uses are physically and functionally integrated with one another within the development. May vary in intensity and scale from a single building to an urban extension.
Monitoring Report		The main mechanism for assessing performance of policies contained within the Local Plan and allows the two authorities to understand the wider social, economic and environmental issues that affect South East Lincolnshire.
National Planning Policy Framework	NPPF	The National Planning Policy Framework, 2012 sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, the National Planning Practice Guidance was launched in 2014 to provide more detailed guidance on the contents of the NPPF.
Nature Improvement Area	NIA	Established to create joined up and resilient ecological networks at a landscape-scale. They are run by partnerships of local authorities, local communities and landowners, the private sector and conservation organisations. Funding is provided by the Department for the Environment, Food and Rural Affairs and Natural England.
Neighbourhood Planning		Formally introduced under the Localism Act 2011, neighbourhood planning and, specifically the preparation of 'Neighbourhood Development Plans' is a new way for communities to influence the future of the places where the live and work. It is a community-led initiative for guiding the future development, regeneration and conservation of an area.
Office for National Statistics	ONS	The executive office of the UK Statistics Authority
Other Service Centres and Settlements		These will act as local service centres for the surrounding rural area. Limited new development should support or improve their role as a focus for social and economic activity.
Planning and Compulsory Purchase Act (2004)		The Planning and Compulsory Purchase Act 2004, as amended by the 2008 Planning Act, is the primary legislation for the development plan process.
Planning Inspectorate	PINS	Government agency which provides inspectors to hold public examinations (EiP) into Development Plan Documents (DPD's)
Policies Map		This illustrates the spatial extent of all the Council's planning policies and reflects up-to-date planning strategy for the area, which may include separate inset maps for part of an area.
Preferred Options report		The Preferred Options report is about where new developments should be located to best address the important issues; what infrastructure is required and what type of new developments we should expect.
Previously Developed Land		Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Prestige Employment Site		A high-profile site, with a prominent frontage, within a strategic, sustainable location
Ramsar sites		Ramsar sites are wetlands of international importance, designated under the Ramsar Convention
Registered Social Landlord	RSL	Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs.
Restricted Use Site		Existing and proposed restricted use sites protect the unique function that the ports and Spalding Rail-Freight Interchange perform and prevent the sites coming forward for employment uses that could be accommodated in a Main Employment Area.

Safeguarding Corridor		A specific area of land that is defined for the purpose of protecting proposed large-scale infrastructure projects, such as roads, from conflicting development
Sequential Test		An approach to planning decision making which may require certain sites or locations to have their development potential fully considered before moving on to consider others. The approach could apply to issues such as retail development, the use of previously developed land and/or the use of land at risk from flooding.
Shoreline Management Plan		A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.
Sites of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Soundness		Once a Development Plan Document is submitted for approval an Inspector at the Examination in Public will check to see whether correct procedures have been followed, plans and policies are reasonable, supported by evidence and conform to national policy and legislation. This process examines whether the Plan can be deemed 'sound' so that it can be adopted.
South East Lincolnshire Local Plan		The plan for the future development of South East Lincolnshire drawn up by the Joint Strategic Planning Committee (JSPC).
Spatial Planning		An approach which goes beyond the traditional land use planning system focused upon the regulation and control of the use of land, to take account of the strategies and plans of other agencies which also have an impact on spatial development.
Special Areas of Conservation	SAC	Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
Special Protection Areas	SPA	Sites on land, at water or sea classified under the European Community Directive on Wild Birds as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Statement of Community Involvement	SCI	Sets out the standards that local authorities will achieve when involving local communities in the preparation of Local Development Documents and development control decisions.
Strategic Environmental Assessment	SEA	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. This is combined with the Sustainability Appraisal.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding occurring in Boston Borough and South Holland (two separate assessments) including hazard ratings should this occur. There is also a more detailed analysis of issues from those additional pieces of information where normally significant development might be expected to occur over the next five to ten years.
Strategic Housing Land Availability Assessment	SHLAA	assesses the suitability, availability and deliverability of land that have been promoted for allocation as sites for housing development;
Strategic Housing Market Assessment	SHMAA	Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.
Sub-Regional Centre		Boston and Spalding will be the main locations for new development.
Supplementary Planning Document		Provide supplementary information to support policies in Development Plan Documents but do not form part of the Development Plan and are not subject to independent examination. They carry some weight in planning decisions but less weight than Development Plan Documents.
Sustainability Appraisal	SA	A tool for appraising policies to assess the extent to which they reflect sustainable development objectives (i.e. social, environmental and economic factors). An SA is required for all Development Plan Documents and some Supplementary Planning Documents.
Sustainable Development		The (2004) Act contains a statutory requirement for local planning authorities to undertake their functions with a view to contributing to the achievement

		of sustainable development. The widely used definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". To achieve this, communities, planners, developers and decision makers need to consider the long term social, environmental, economic and resource impacts of development.
Sustainable Drainage Systems	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible;
Sustainable Urban Extension		The large-scale planned expansion of a town which can contribute to more sustainable patterns of development when co-ordinated with well-planned supporting infrastructure
Transport Assessment	TA	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Travel Plan		A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Use Classes		A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.
Water Stressed Area		An area of serious water stress is where the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or the future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.
Whole Plan Viability Assessment		identifies all the costs that the policies will impose on development, and considers what impact those costs will have on financial viability of a development scheme
Windfall site		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix 1: South East Lincolnshire Joint Strategic Planning Committee

The Joint Committee was established by the South East Lincolnshire Joint Strategic Planning Committee Order 2011 (Statutory Instrument 2011 No. 1455) which came into force on 5th July 2011.

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 (1) 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.

Appendix 2: Saved Local Plan Policy Replacement List

Please note ALL previously saved policies in the South Holland Local Plan (2006) and Boston Borough Local Plan (1999) will be deleted upon adoption of the South East Lincolnshire Local Plan.

Proposed Policy	Replacing Saved South Holland Local Plan policy(s)
1: Presumption in Favour of Sustainable Development	New Policy
2: Spatial Strategy	SG2: Distribution of Development SG3: Settlement Hierarchy SG21: Extension of Curtilages HS4: New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites) HS4: New Housing in the Group Centres (Non-Allocated Sites) LT7: Caravan Sites
3: Development Management	SG1: General Sustainable Development SG7: Energy Efficiency 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 SG18: Landscaping of New Development SG20: Extensions and Alterations to Existing Buildings 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 EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EC7: Retail Development Outside Defined Retail Centres LT7: Caravan Sites
4: Design of New Development	SG1: General Sustainable Development SG2: Distribution of Development SG4: Development in the Countryside SG7: Energy Efficiency SG11: Sustainable Urban Drainage Systems (SUDS) SG13: Pollution and Contamination SG14: Design and Layout of New Development SG15: New Development: Facilities for Road Users, Pedestrians and Cyclists SG17: Protection of Residential Amenity SG18: Landscaping of New Development SG20: Extensions and Alterations to Existing Buildings SG21: Extension of Curtilages SG23: Advertisements outside Defined Settlement Limits HS9: Rural Exceptions HS14: Accommodation for Transient Agricultural Workers HS16: Conversion of Redundant Rural Buildings to Residential Use HS18: Change of Use of Property to Housing in Multiple Occupation (HMO) Use HS19: Sites for Gypsies and Travellers EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EC9: Town Centre Evening Economy EC10: Hot Food Takeaways EN11: Security Shutters LT7: Caravan Sites
5: Strategic Approach to Flood Risk	New policy

Proposed Policy	Replacing Saved South Holland Local Plan policy(s)
6: Meeting Physical Infrastructure and Service Needs	SG6: Community Infrastructure and Impact Assessment SG12: Sewerage and Development
7: Developer Contributions	SG6: Community Infrastructure and Impact Assessment HS8: Affordable Housing HS11: Open Space in New Residential Developments EN1A: Development and Sites of Local Biodiversity Interest
8: Improving South East Lincolnshire's Employment Land Portfolio	SG14: Design and Layout of New Development EC1: Main Employment Areas – Sites Allocated for Employment Use EC3: Existing Employment Areas/Premises SG4: Development in the Countryside EC4: Farm Diversification including Re-Use of Redundant Rural Buildings
9: Promoting a Stronger Visitor Economy	SG4: Development in the Countryside EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EC12: Garden Centres LT7: Caravan Sites
10: Meeting Objectively Assessed Housing Needs	New policy
11: Distribution of New Housing	HS3: New Housing Allocations
12: Spalding Sustainable Urban Extension	New policy
13: Holbeach West Sustainable Urban Extension	HS3: New Housing Allocations
14: Providing a Mix of Housing	New policy
15: Affordable Housing	HS8: Affordable Housing
16: Rural Exceptions Sites	SG4: Development in the Countryside SG14: Design and Layout of New Development HS7: New Housing in the Open Countryside including Other Rural Settlements HS9: Rural Exceptions
17: Accommodation for Gypsies, Travellers and Travelling Showpeople	SG12: Sewerage and Development SG14: Design and Layout of New Development HS19: Sites for Gypsies and Travellers
18: Houses in Multiple Occupation and the Sub-Division of Dwellings	SG14: Design and Layout of New Development HS18: Change of Use of Property to Housing in Multiple Occupation (HMO) Use
19: Replacement Dwellings in the Countryside	SG4: Development in the Countryside SG14: Design and Layout of New Development SG20: Extensions and Alterations to Existing Buildings HS17: Replacement Dwellings in the Countryside
20: Conversion of Redundant Rural Buildings to Residential Use	SG4: Development in the Countryside SG14: Design and Layout of New Development HS8: Affordable Housing HS16: Conversion of Redundant Rural Buildings to Residential Use
21: Retail Hierarchy	SG14: Design and Layout of New Development 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 Takeaways EC12: Garden Centres
22: Primary Shopping Frontages	SG14: Design and Layout of New Development EC6: Development in Primary Shopping Areas EC9: Town Centre Evening Economy
23: Additional Retail Provision	New policy
24: The Natural Environment	SG1: General Sustainable Development SG14: Design and Layout of New Development

Proposed Policy	Replacing Saved South Holland Local Plan policy(s)
	SG18: Landscaping of New Development HS14: Accommodation for Transient Agricultural Workers EN1A: Development and Sites of Local Biodiversity Interest
25: The Historic Environment	SG1: General Sustainable Development SG14: Design and Layout of New Development SG19: Protection of Open Spaces HS16: Conversion of Redundant Rural Buildings to Residential Use HS17: Replacement Dwellings in the Countryside EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EN11: Security Shutters
26: Pollution	SG13: Pollution and Contamination SG14: Design and Layout of New Development SG17: Protection of Residential Amenity HS16: Conversion of Redundant Rural Buildings to Residential Use HS18: Change of Use of Property to Housing in Multiple Occupation (HMO) Use HS19: Sites for Gypsies and Travellers EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EC9: Town Centre Evening Economy EC10: Hot Food Takeaways
27: Climate Change and Renewable and Low Carbon Energy	SG7: Energy Efficiency SG14: Design and Layout of New Development
28: Promoting Safe, Accessible Open Space, Sport and Recreational Facilities	SG19: Protection of Open Spaces HS11: Open Space in New Residential Developments LT2: Safeguarding Open Space for Sport, Recreation and Leisure LT3: Recreational Routes, Public Rights of Way, Disused Railway Lines
29: Delivering a More Sustainable Transport Network	SG2: Distribution of Development SG14: Design and Layout of New Development SG15: New Development: Facilities for Road Users, Pedestrians and Cyclists HS19: Sites for Gypsies and Travellers EC1: Main Employment Areas – Sites Allocated for Employment Use EC4: Farm Diversification including Re-Use of Redundant Rural Buildings EC12: Garden Centres LT3: Recreational Routes, Public Rights of Way, Disused Railway Lines TC2: Cycling, Cycleways
30: Delivering the Spalding Transport Strategy	New policy
31: Vehicle and Cycle Parking	SG16: Parking Standards in New Development SG20: Extensions and Alterations to Existing Buildings HS18: Change of Use of Property to Housing in Multiple Occupation (HMO) Use HS19: Sites for Gypsies and Travellers EC9: Town Centre Evening Economy

Policies not to be directly replaced and will therefore no longer form part of the development plan:

HS14: Accommodation for Transient Agricultural Workers
EC13: The Northern Expansion Area, Spalding
EC14: Land Rear of the White Hart, Spalding
LT4: The Fens Waterways Link
TC1 Safeguarding Road Routes
TC4: Roadside Services

Proposed Policy	Replacing Saved Boston Borough Local Plan policy(s)
1: Presumption in Favour of Sustainable Development	New policy
2: Spatial Strategy	C22: Coastal Zone CO1: Development in the Countryside

Proposed Policy	Replacing Saved Boston Borough Local Plan policy(s)
	CO8: Intensive Livestock Units CO9: Agricultural Buildings
3: Development Management	G1: Amenity G2: Wildlife and Landscape Resources G3: Foul and Surface Water Disposal G7: Accessible Environments G8: Air and Soil Resources ED1: Development in Industrial/Commercial Areas ED2: Development of Ports ED6: Small Developments Within or Next to Settlements ED8: Office Development ED12: Telecommunications RTC1: Retail Development in the Town Centre RTC5: Main Ridge East Shopping Area RTC10: Village Shops T2: Roads and Footpaths in New Developments H9: Housing for the Elderly H10: Extensions and Alterations R2: New Recreational Open Space R3: New Indoor Leisure Facilities R4: Water-Based Recreation Facilities C7: Development of Sites Adjacent to River Witham CO6: Re-Use of Buildings in the Countryside for Employment Uses CO8: Intensive Livestock Units CO9: Agricultural Buildings CO10: Kennels and Catteries CO11: Equestrian Facilities CO11: Equestrian Facilities CO12: Replacement Dwellings
4: Design of New Development	G1: Amenity G2: Wildlife and Landscape Resources G3: Safeguarding the Water Environment G7: Accessible Environments 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 ED6: Small Developments Within or Next to Settlements ED11: Renewable Energy ED12: Telecommunications RTC1: Retail Development in the Town Centre RTC5: Main Ridge East Shopping Area RTC8: Town Centre Land Uses RTC10: Village Shops RTC11: Shops in the Countryside T2: Roads and Footpaths in New Developments H9: Housing for the Elderly H10: Extensions and Alterations R2: New Recreational Open Space R3: New Indoor Leisure Facilities R4: Water-Based Recreation Facilities C7: Development of Sites Adjacent to River Witham C13: Changes of Use in Wormgate C14: Changes of Use of Shops in Wormgate C15: Shopfronts and Advertisements in Wormgate CF3: New Community Facilities A1: Guidelines for Advertisements

Proposed Policy	Replacing Saved Boston Borough Local Plan policy(s)
	A2: Flag Advertisements A3: Advertising Hoardings A4: Advance Signs 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
5: Strategic Approach to Flood Risk	New policy
6: Meeting Physical Infrastructure and Service Needs	
7: Developer Contributions	H4: Open Space in Housing Estates
8: Improving South East Lincolnshire's Employment Land Portfolio	ED1: Development in Industrial/Commercial Areas ED2: Development of Ports ED3: Development of the Business Park ED6: Small Developments Within or Next to Settlements ED9: Expansion of Existing Firms RTC4: Chain Bridge Retail Area RTC11: Shops in the Countryside C22: Coastal Zone CO1: Development in the Countryside CO6: Re-Use of Buildings in the Countryside for Employment Uses
9: Promoting a Stronger Visitor Economy	RTC11: Shops in the Countryside R4: Water-based Recreational Activities C22: Coastal Zone CO1: Development in the Countryside CO6: Re-Use of Buildings in the Countryside for Employment Uses
10: Meeting Objectively Assessed Housing Needs	H1: Allocated Housing Sites
11: Distribution of New Housing	H1: Allocated Housing Sites
12: Spalding Sustainable Urban Extension	New policy
13: Holbeach West Sustainable Urban Extension	New policy
14: Providing a Mix of Housing	H6: Housing for the Disabled H9: Housing for the Elderly
15: Affordable Housing	New policy
16: Rural Exceptions Sites	H7: Low Cost Housing for Local Needs CO1: Development in the Countryside
17: Accommodation for Gypsies, Travellers and Travelling Showpeople	New policy
18: Houses in Multiple Occupation and the Sub-Division of Dwellings	H8: Creating Extra Accommodation in Existing Premises
19: Replacement Dwellings in the Countryside	CO1: Development in the Countryside CO12: Replacement Dwellings
20: Conversion of Redundant Rural Buildings to Residential Use	CO1: Development in the Countryside CO7: Re-Use of Buildings in the Countryside for Residential Purposes
21: Retail Hierarchy	ED8: Office Development RTC1: Retail Development in the Town Centre RTC4: Chain Bridge Retail Area RTC5: Main Ridge East Shopping Area RTC7: Other Prime Shopping Frontages RTC8: Town Centre Land Uses RTC10: Village Shops RTC11: Shops in the Countryside

Proposed Policy	Replacing Saved Boston Borough Local Plan policy(s)
	C13: Changes of Use in Wormgate
22: Primary Shopping Frontages	RTC6: Prime Shopping Frontages RTC8: Town Centre Land Uses
23: Additional Retail Provision	New policy
24: The Natural Environment	G2: Wildlife and Landscape Resources G8: Air and Soil Resources ED1: Development in Industrial/Commercial Areas ED2: Development of Ports ED11: Renewable Energy R4: Water-Based Recreation Facilities C17: Sites of Local Nature Conservation Interest C24: Protected Landscape Sites CO6: Re-Use of Buildings in the Countryside for Employment Uses CO7: Re-Use of Buildings in the Countryside for Residential Purposes
25: The Historic Environment	G10: External Lighting Schemes RTC1: Retail Development in the Town Centre C7: Development of Sites Adjacent to River Witham C8: Stump Views C13: Changes of Use in Wormgate C24: Protected Landscape Sites A1: Guidelines for Advertisements A2: Flag Advertisements
26: Pollution	G1: Amenity G8: Air and Soil Resources G10: External Lighting Schemes ED1: Development in Industrial/Commercial Areas ED2: Development of Ports ED6: Small Developments Within or Next to Settlements ED8: Office Development ED11: Renewable Energy RTC5: Main Ridge East Shopping Area RTC10: Village Shops H8: Creating Extra Accommodation in Existing Premises H9: Housing for the Elderly R2: New Recreational Open Space R3: New Indoor Leisure Facilities R4: Water-Based Recreation Facilities CF3: New Community Facilities 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
27: Climate Change and Renewable and Low Carbon Energy	ED11: Renewable Energy
28: Promoting Safe, Accessible Open Space, Sport and Recreational Facilities	H4: Open Space in Housing Estates R1: Protection of Existing Recreational Open Space R2: New Recreational Open Space R3: New Indoor Leisure Facilities C24: Protected Landscape Sites CF2: Existing Community Facilities CF3: New Community Facilities
29: Delivering a More Sustainable Transport Network	G6: Vehicular and Pedestrian Access G7: Accessible Environments G10: External Lighting Schemes ED1: Development in Industrial/Commercial Areas ED2: Development of Ports

Proposed Policy	Replacing Saved Boston Borough Local Plan policy(s)
	ED6: Small Developments Within or Next to Settlements ED8: Office Development RTC1: Retail Development in the Town Centre RTC10: Village Shops RTC11: Shops in the Countryside T1: New Accesses Onto Major Roads T2: Roads and Footpaths in New Developments R2: New Recreational Open Space R3: New Indoor Leisure Facilities R4: Water-Based Recreation Facilities CF3: New Community Facilities CO8: Intensive Livestock Units CO9: Agricultural Buildings CO11: Equestrian Facilities
30: Delivering the Spalding Transport Strategy	New policy
31: Vehicle and Cycle Parking	RTC10: Village Shops RTC11: Shops in the Countryside T3: Town Centre Car Parking H8: Creating Extra Accommodation in Existing Premises

Policies not to be directly replaced and will therefore no longer form part of the development plan:

ED5: Development in the Area of Mixed Use
ED10: Transport Depots and Lorry Parks
RTC12: Sites for Redevelopment
T6: Taxi Businesses
T7: Docks Railway Line

Appendix 3: References

All documents are published by the South East Lincolnshire Joint Strategic Planning Committee, March 2017 unless stated otherwise and are available at www.southeastlincslocalplan.org

Reference Number	Document	Author	Publication Date
1	Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies DPD	Lincolnshire County Council	June 2016
2	Sustainability Appraisal of the South East Lincolnshire Local Plan 2011-2036 Publication Version		
3	Habitats Regulations Assessment of the South East Lincolnshire Local Plan: Publication Draft	Footprint Ecology	2016
4	South East Lincolnshire Whole Plan Viability Study – Final Report	Peter Brett Associates	January 2017
5	South East Lincolnshire Infrastructure Delivery Plan	Peter Brett Associates	November 2016
6	Combined Preferred Options and Sustainability Appraisal Report	South East Lincolnshire Joint Strategic Planning Committee	May 2013
7	South East Lincolnshire Local Plan: Draft for Public Consultation	South East Lincolnshire Joint Strategic Planning Committee	January 2016
8	South East Lincolnshire Local Plan: Preferred Sites Consultation	South East Lincolnshire Joint Strategic Planning Committee	July 2016
9	National Planning Policy Framework	DCLG	2012
10	National Planning Practice Guidance	DCLG	2014
11	East Inshore and East Offshore Marine Plan	Marine Management Organisation	2014
12	Lincolnshire Minerals and Waste Local Plan: Site Locations (Pre-Submission Draft)	Lincolnshire County Council	November 2016
13	Duty to Cooperate Statement		
14	Mid-year population estimates	Office of National Statistics	2015
15	Census	Office of National Statistics	2011
16	NOMIS	Office of National Statistics	2016
17	Neighbourhood Statistics: Industry of Employment	Office of National Statistics	2011
18	NOMIS	Office of National Statistics	2015
19	South East Lincolnshire Town Centres and Retail Capacity Study	applied planning	2013
20	Indices of Deprivation 2015	DCLG	2015
21	House Price Index	Land Registry	
22	Boston Borough Strategic Housing Market Area Assessment	jg Consulting	2015
23	Peterborough Sub-Regional Strategic Housing Market Assessment	GL Hearn	2015
24	Peterborough Sub-Regional Housing Market Area and Boston Borough Council – Strategic Housing Market Assessment Updates	Jg Consulting	
25	Station Usage Estimates	Office of Rail and Road	
26	4th Lincolnshire Local Transport Plan 2013-/14-2022/23	Lincolnshire County Council	2013
27	Boston Borough Council Updating and Screening Assessment Appraisal Report	Defra	2016

Reference Number	Document	Author	Publication Date
28	Heritage at Risk Register 2015	Historic England	2015
29	South East Lincolnshire Strategic Housing Land Availability Assessment		
30	Housing Papers		
31	South East Lincolnshire Site Allocations Flood Risk Sequential Test Report		
32	South East Lincolnshire Sustainability of Settlements	South East Lincolnshire Joint Strategic Planning Committee	July 2016
33	Settlement Boundaries Background Paper	South East Lincolnshire Joint Strategic Planning Committee	July 2016
34	South East Lincolnshire Strategic Flood Risk Assessment	HaskoningDHV UK Ltd	
35	Planning Healthy Weight Environments	Town and Country Planning Association	2014
36	Spatial Strategy Background Paper		
37	Greater Lincolnshire Strategic Economic Plan	Greater Lincolnshire Local Economic Partnership	2014
38	South East Lincolnshire Employment Land Technical Paper		
39	South East Lincolnshire Strategic Employment Land Availability Assessment		
40	Greater Lincolnshire Destination Management Plan 2013-2020	Lincolnshire County Council	2013
41	Springfields: The East of England's Premier Retail & Leisure Destination	UBS Triton Properties	2015
42	Lincolnshire Structure Plan	Lincolnshire County Council	2006
43	East Midlands Regional Plan	East Midlands Regional Assembly	2009
44	Spalding Transport Strategy 2014-2036	Lincolnshire County Council	2014
45	Boston Transport Strategy	Lincolnshire County Council	2017
46	A strategy for the delivery of a further phase of the Spalding Western Relief Road and major housing growth in Spalding Background Paper		
47	Planning policy for Traveller Sites	DCLG	August 2015
48	Boston and South Holland Gypsy and Traveller Accommodation Assessment	Opinion Research Services	November 2016
49	UK Post-2010 Biodiversity Framework	JNCC and DEFRA	2012
50	Lincolnshire Nature Strategy	Lincolnshire Biodiversity Partnership	2011
51	Lincolnshire Natural Environment Strategy 2012-2018	Lincolnshire County Council	2012
52	Climate Change Adaptation by Design - A Guide for Sustainable Communities	Town and Country Planning Association	2007
53	Planning for a healthy environment – good practice for green infrastructure and biodiversity	Wildlife Trusts and Town and Country Planning Association	2012
54	Model Procedures for the Management of Land Contamination (CLR11)	Environment Agency	2004
55	GPLC1 - Guiding Principles for Land Contamination	Environment Agency	2010
56	Groundwater Protection: Principles and Practice (GP3)	Environment Agency	2013
57	Land-Use Planning & Development Control: Planning for Air Quality	Institute for Air Quality	May 2015
58	Construction Code of Practice for the Sustainable Use of Soils on Construction	DEFRA	2009

Reference Number	Document	Author	Publication Date
	Sites		
59	UK Marine Policy Statement	HM Government	2011
60	National Policy Statement for Renewable Energy	DECC	2011
61	Water Stressed Areas – Final Classification	Environment Agency	2013
62	Landscape Character Assessment of Boston Borough	ECUS Ltd	2009
63	Strategic Landscape Capacity Study for South Holland	John Campion Associates Ltd	2003
64	Lincolnshire Historic Landscape Characterisation Project	Lincolnshire County Council	2011
65	Lincolnshire Joint Strategic Needs Assessment	Lincolnshire County Council	2011
66	Joint Health and Wellbeing Strategy for Lincolnshire 2013-2018	Lincolnshire County Council	2013
67	Countryside Access and Rights of Way Improvement Plan 2007-2012	Lincolnshire County Council	2007
68	Technical Note 3 – Spalding Western Relief Road Phase North – Additional Traffic Modelling	Lincolnshire County Council Highways Alliance	December 2016
69	South East Lincolnshire Housing Implementation Strategy		

Appendix 4: Car Parking Standards

The following minimum standards should be used in accordance with the guidance in Policy 31.

Type of Development (Use Class)	Car Parking Standard	Cycle Parking Standard
Residential		
Houses and Flats (C3a)	Within the curtilage: • 2 spaces for dwellings with up to 3 bedrooms • 3 spaces for dwellings with 4 or more bedrooms A garage can count as one space if it is 2.6m x 5.6m internal width, with an additional 1m at the end to park cycles Where it can be justified by the character and location of the site the standards may be relaxed for one bedroom dwellings, including flats to one garage or parking space per unit and 1 additional space per 3 units for visitors.	2 spaces within each residential plot or 1 space per unit within a flatted development Where it can be justified by the character and location of the site the standards may be relaxed.
Sheltered Housing (C3)	1 space per 2 units	1 space within each residential plot or unit within a flatted development
Residential care homes (C2)	1 space per 3 residents	1 space per 3 employees
All other residential accommodation will be assessed on a site-by-site basis.		
Non-residential (gross floor space)		
Convenience retail (A1)	1 space per 14m^2	1 stand per 250m^2
Comparison retail (A1)	1 space per 20m^2	1 stand per 500m^2
Restaurants and cafes (A3), drinking establishments (A4)	1 space per 3m^2 drinking area and 1 space per 5m^2 public dining area	-
Business (B1)	1 space per 30m^2	1 stand per 200m^2
General industrial (B2)	1 space per 65m^2	1 stand per 200m^2
Storage or distribution (B8)	1 space per 150m^2	1 stand per 1000m^2
Nursery, primary or secondary schools (D1)	1 space per 2 staff	1 space per 3 employees Pupils to be assessed on a site-by-site basis
Visitor provision to be assessed on a site-by-site basis		
Higher and Further Education (D1)	• 1 space per 2 staff • 1 space per 15 students	1 space per 3 employees 1 space per 15 students
Visitor provision to be assessed on a site-by-site basis		
Hotels (C1)	1 space per bedroom Additional facilities such as bars/restaurants open to the public and conference facilities will be assessed separately with the appropriate standard	-
All other types of development will be assessed on a site-by-site basis.		

Appendix 5: Local Plan Implementation

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
Policy 1: Presumption in Favour of Sustainable Development				
Ensure the timely approval of applications within statutory timescales, or extended timescales where agreed	• Applications determined within defined timescales • % appeals dismissed	Monitor performance via returns to CLG and appeals reporting to committees	Consider changes in procedures where corrective action is identified	All
Policy 2: Spatial Strategy				
Delivery of development according to the settlement hierarchy Links to Policies 8 and 11	• The amount of services lost/gained within each settlement boundary • No of planning permissions approved for non-countryside uses outside settlement boundaries Monitoring will consist of an assessment of the development delivered (net employment land & net dwellings completions) & the relationship to settlement boundaries/ hierarchy of settlements.	Deviation from expected delivery of development according to the settlement hierarchy	Depending on the scale and nature of the potential under-delivery/ deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • a partial review of the Local Plan	1: Housing, 2: Health and well-being, 3: Transport, 4: Social inclusivity, 5: Education, 8: Landscape, 9: Soil, air and water quality, 10: Land and waste, 14: Economy
Policy 3: Development Management				
Seeking to deliver proposals that accord with sustainable development principles Links to Policies 4, 5, 6, 24, 25, 26, 27, 28, 29 and 31	• No of planning applications refused on flood risk grounds • No of planning applications refused due to inappropriate design Monitoring will consist of an assessment of indicators utilised for related detailed policies identified	Decision monitoring	Review circumstances and if appropriate review policy and alternatives	All
Policy 4: Design of New Development				
Promotion of high quality and inclusive design and layout in development proposals	• No of planning applications refused due to inappropriate design	Decision monitoring	Review circumstances and if appropriate review policy and alternatives	All
Policy 5: Strategic Approach to Flood Risk				
Locating major development in areas at the lowest hazard or probability of	• Provision of new strategic flood mitigation infrastructure	Decision monitoring and annual analysis of housing	Review circumstances and if appropriate review policy	6: Green infrastructure, 9: Air, water and soil quality,

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
flooding whilst ensuring no increase in flood risk as a result of the development.	• No of planning permissions granted contrary to Environment Agency advice on the grounds of flooding/water quality • Housing permissions and completions in ROY zones	completions/permissions to assess development in ROY zones.	and alternatives	10: Land and waste, 11: Flood risk, 12: Climate change
Policy 6: Meeting Physical Infrastructure and Service Needs				
Ensuring the delivery of necessary infrastructure requirements related to development proposals.	• No of infrastructure-related planning conditions discharged • No of infrastructure related obligations within a s106 agreement delivered	• Annual review of the IDP and open space standards via the AMR to consider if delivery of infrastructure is consistent with objectives of the Local Plan • Decision monitoring with respect to s106 and delivery of infrastructure	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 5: Education, 6: Green infrastructure, 9: Air, water and soil quality, 11: Flood risk
Policy 7: Developer Contributions				
Application of developer contributions to developments above national prescribed thresholds	• No of s106 agreements signed annually • Level of developer contributions funding secured annually • No of schemes where site–specific viability assessment leads to developer contributions not being sought	Annual review of approach to developer contributions	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 5: Education, 6: Green infrastructure, 9: Air, water and soil quality, 11: Flood risk
Policy 8: Improving South East Lincolnshire's Employment Land Portfolio				
Delivery of a portfolio of employment land supply across a range of sites	• Enterprises by industry • Land currently in B1, B2 and B8 use • Total amount of additional (net & gross) employment floorspace by type • Available allocated employment land with & without planning permission • Loss of employment land by type	Annual monitoring of take-up of B Class development with additional intelligence on general economic trends	Depending on the scale and nature of the potential under-delivery/deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • partial review of Local Plan	3: Transport, 4: Social inclusivity, 5: Education, 8: Landscape, 9: Air, water and soil quality, 10: Land and waste. 13: Economy
Policy 9: Promoting a Stronger Visitor Economy				
• Delivery of tourism and visitor economy facilities;	• Expenditure in the visitor economy	• Annual monitoring of tourism/ visitor economy	Review circumstances and if appropriate review policy	3: Transport, 4: Social inclusivity, 5: Education,

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
• Specific policy approach to Springfields Shopping and Festival Gardens		developments • Specific consideration of any proposals at Springfields Shopping and the Festival Gardens to determine policy success	and alternatives	8: Landscape, 9: Air, water and soil quality, 10: Land and waste, 13: Economy
Policy 10: Meeting Objectively Assessed Housing Need				
Provision of 18,300 dwellings (7,550 in Boston BC and 10,750 in South Holland DC) over the plan period.	• No of housing completions per annum for the Plan area & by LPA • Assessment of Five Year Housing Land Supply	Annual updates via the AMR on completions and permissions	Depending on the scale and nature of the potential under-delivery/deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • partial review of Local Plan	1: Housing, 4: Social inclusivity
Policy 11: Distribution of New Housing				
Delivery of housing targets set out by settlement	• No of housing completions per annum for the Plan area & by settlement • Housing commitments derived from extant & submitted planning applications, by settlement per annum	Annual updates via the AMR on completions and permissions	Depending on the scale and nature of the potential under-delivery/deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • partial review of Local Plan	1: Housing, 4: Social inclusivity, 8: landscape, 9: Air, water and soil quality, 10: Land and waste, 11: Flood risk
Policy 12: Vernatts Sustainable Urban Extension				
Delivery of the specific development as an urban extension to Spalding including its attendant infrastructure	• No of housing completions within the sustainable urban extension per annum • Amount of the northern phase of the SWRR delivered within each five year	Annual updates via the AMR on completions and permissions	Depending on the scale and nature of the potential under-delivery/deviation, actions may include:	1: Housing, 3: Transport, 4: Social inclusivity, 7: Green infrastructure, 8: landscape, 9: Air, water

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
	period		• engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • partial review of Local Plan	and soil quality, 10: Land and waste, 11: Flood risk
Policy 13: Holbeach West Sustainable Urban Extension				
Delivery of the specific development as an urban extension to Holbeach including its attendant infrastructure	• No of housing completions per annum • Delivery of Peppermint Junction highways improvements	Annual updates via the AMR on completions and permissions	Depending on the scale and nature of the potential under-delivery/deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; • bringing forward additional allocations; and/or • partial review of Local Plan	1: Housing, 3: Transport, 4: Social inclusivity, 7: Green infrastructure, 8: landscape, 9: Air, water and soil quality, 10: Land and waste, 11: Flood risk
Policy 14: Providing a Mix of Housing				
Delivery of a mix of housing as defined by the policy	• No of homes completed by size to meet market and affordable housing needs per annum	Annual review of the mix of housing delivered	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity
Policy 15: Affordable Housing				
Delivery of affordable housing as defined by the policy	• No of affordable homes completed per annum	Annual review of the affordable housing delivery	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity
Policy 16: Rural Exception Sites				
Delivery of specific rural exceptions sites.	• No of affordable and market homes committed on Rural Homes Exception Sites	Annual review of rural exceptions housing delivery	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity, 8: Landscape
Policy 17: Accommodation for Gypsy, Travellers and Travelling Showpeople				
Delivery of the identified requirement for Gypsy and Traveller pitches, and Travelling Showpeople	• Net additional permanent residential pitches for gypsies and travellers • Net additional transit or stopping place	Annual review of pitches and plots delivered	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity, 8: Landscape

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
plots	pitches for gypsies and travellers • Net additional permanent residential & seasonal plots for travelling showpeople			
Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings				
Ensuring a suitable mix of housing is available within the Local Plan area	• No of HMOs and flat conversions refused • The mix of sizes of housing completed compared with the Strategic Housing Market Assessment	Annual review of the mix of housing delivered	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity
Policy 19: Replacement Dwellings in the Countryside				
Delivering replacement dwellings in the countryside	• No of replacement dwellings completed in the countryside	Annual review of the delivery of new replacement dwellings	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity, 8: Landscape
Policy 20: The Re-Use of Buildings in the Countryside to Residential Use				
Making provision for the conversion and reuse of rural buildings to dwellings.	• No of new dwellings completed by converting redundant rural buildings to residential use	Annual review of the delivery of dwellings converted from redundant rural buildings	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity
Policy 21: The Retail Hierarchy				
• Establishing a retail hierarchy for the Local Plan area. • Setting a thresholds for Retail Impact Assessments • New allocations for Local Centres at urban extensions in Spalding and Boston	• Total amount of floor space for town centre uses within the town centre boundary • Vacancy rates for retail use in the town centres • Amount of floor space completed for town centre uses by type, by centre and for the Local Plan area	Decision monitoring Periodical surveys of relevant centres to determine vitality and viability	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 5: Education, 13: Economy
Policy 22: Primary Shopping Frontages				
Establishing primary shopping frontages for Spalding and Boston	• Amount of floor space for retail use within the primary shopping frontages • Vacancy rates by unit in the primary shopping frontages	Decision monitoring Periodical surveys of relevant centres to determine vitality and viability	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 13: Economy
Policy 23: Additional Retail Provision				
Setting out the expected additional retail floorspace (comparison and convenience) required over the Local Plan period.	• Total amount of floor space completed for town centre uses by type, by centre and for the Local Plan area • Amount of comparison goods floorspace completed at Springfields Shopping and	Decision monitoring Periodical surveys of relevant centres to determine vitality and viability	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 8: Landscape, 9: Soil, air and water quality, 10: Land and

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
	Festival Gardens			waste, 13: Economy
Policy 24: The Natural Environment				
• Application of HRA requirements with respect to major development proposals in the Local Plan area. • General application of protection to national and locally designated habitats and species • Addressing gaps in the ecological network in the Local Plan area	• No of planning applications refused due to their impact on the natural environment • No of hectares of mitigation where planning permission granted on protected sites • No of hectares of restoration, enhancement or connection of habitats and ecological networks • No of hectares of Suitable Alternative Natural Greenspace • No and type of conservation features incorporated into buildings	Decision monitoring Periodical surveys of state and quality of natural environment features (working with relevant nature conservation bodies)	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 4: Social inclusivity, 6: Green infrastructure, 8: Landscape, 9: Soil, air and water quality, 10: Land and waste, 11: Flood risk, 12: Climate change
Policy 25: The Historic Environment				
• Policy approach with respect to Listed Buildings and Conservation Areas within the Local Plan area • The role of enabling development in securing improvements/ enhancements to heritage assets	• No of planning applications refused for not conserving or enhancing designated or undesignated assets • No of planning applications refused for having an adverse impact on listed buildings or sites of special historic or archaeological interest • No of planning permissions granted for the demolition of listed buildings/buildings in conservation areas • No of planning applications refused for having an adverse impact upon the dominance of church towers, spires and traditional windmills	Decision monitoring Periodical surveys of state and quality of historic environment features (working with relevant heritage bodies)	Review circumstances and if appropriate review policy and alternatives	7: Heritage, 8: Landscape, 9: Soil, water and air quality, 10: Land and waste
Policy 26: Pollution				
Criteria based policy setting out approach to pollution impacts of development proposals	• No of planning applications refused owing to environmental impact • No of AQMAs in South East Lincolnshire • Number of contaminated sites developed	Decision monitoring Periodical surveys of state & quality of AQMA & contaminated land sites (working with environmental services teams in Boston and	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 8: Landscape, 9: Air, water and soil quality, 10: Land and waste, 11: Flood risk, 12: Climate change

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
		South Holland)		
Policy 27: Climate Change and Renewable and Low Carbon Energy				
• Setting out the approach to evaluating proposals with respect to their potential impacts on climate change • Providing criteria to consider proposals for renewable energy	• No of planning permissions approved for renewable & low carbon energy • No of developments that are designed to minimise & mitigate the impacts of climate change	Decision monitoring	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 8: Landscape, 9: Air, water and soil quality, 10: Land and waste, 11: Flood risk, 12: Climate change
Policy 28: Community, Health and Well-being				
Broad ranging policy covering various factors that require consideration when determining planning proposals including rights of way; encouraging healthy lifestyles; and provision of new or enhancement to existing community facilities	• No of planning applications refused because they have an unacceptable impact on the criteria • No of planning permissions granted for the provision of new community facilities and/or the enhancement of existing community facilities • No, area, and area/1,000 people by open space type	Decision monitoring Periodical surveys of open spaces to determine level of access (likely to be an external consultancy commission)	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 4: Social inclusivity, 5: Education, 6: Green infrastructure, 8: Landscape, 9: Land and waste
Policy 29: Delivering a More Sustainable Transport Network				
• Identification of specific new road infrastructure and road improvements (Spalding Western Relief Road; Boston Distributor Road; and Peppermint Junction (Holbeach) • Seeking general improvements to the rail network. • Setting out the general approach to protecting and improving pedestrian and cycle networks • Requiring Transport Assessments and Travel Plans where appropriate	• CO2 emissions per head • Number of AQMAs in South East Lincolnshire • No of planning permissions granted with approved Travel Plan • No of electric vehicle charging points provided in association with new development • No of planning permissions granted with new or improved access facilities for the disabled	Decision monitoring	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 8: Landscape, 9: Air, soil and water quality, 12: Climate change
Policy 30: Delivering the Spalding Transport Strategy				
Identifies the mechanism for securing the delivery of transport initiatives and the SWRR to mitigate	No of Spalding Transport Strategy projects completed	Annual review of developer contributions secured	Review circumstances and if appropriate review policy and alternatives	2: Health and well-being, 3: Transport, 4: Social inclusivity, 8: Landscape,

Objective	Monitoring Indictor (s)	Trigger	Actions	SA Objective (s)
the adverse impacts of new housing in Spalding				9: Air, soil and water quality, 12: Climate change
Policy 31: Vehicle and Cycle Parking				
• Setting out standards for vehicle and cycle parking • Criteria for evaluating planning proposals with respect to parking	• No of Council car parking bays in the Town Centres, by short stay (time limited), short stay unlimited and long stay (annual frequency) • No of electric vehicle charging points provided in association with new development • No of planning permissions granted with new or improved parking facilities for the disabled	Decision monitoring	Review circumstances and if appropriate review policy and alternatives	3: Transport, 4: Social inclusivity, 8: Landscape, 9: Air, soil and water quality, 12: Climate change

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APPENDIX B

Sustainability Appraisal

of the South East Lincolnshire Local Plan 2011 – 2036: Publication Version

Non-Technical Summary

March 2017

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1. Background

Introduction

1.1 This document is the Non-Technical Summary of the Sustainability Appraisal (SA) that has been undertaken to accompany the Publication Version of the South East Lincolnshire Local Plan. South East Lincolnshire is the collective name for the areas of Boston Borough and South Holland District, and the Plan is being prepared by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee), who is a partnership of Boston Borough, South Holland District and Lincolnshire County Councils.

1.2 The Joint Committee originally intended to produce the Local Plan in two parts:

- A Strategy and Policies development plan document (DPD) that would set out the vision, priorities and policies, and identify broad locations for change, growth and protection; and
- A Site Allocations DPD that would identify the sites that would be developed for specific uses, and the areas where particular policies would apply.

1.3 However, in 2014 the Joint Committee decided to cease this approach and to instead produce the Local Plan as a single document, whilst also extending the Plan period from 2011-2031 to 2011-2036.

1.4 Once adopted, the South East Lincolnshire Local Plan will replace the current Local Plans for Boston Borough and South Holland and will help to shape how the area will change over the plan period. The Publication Version Local Plan includes the vision for the plan area to 2036, a number of strategic priorities to be followed to deliver the vision as well as policies that guide the use and development of land and allocations of land for development.

Sustainability Appraisal and Strategic Environmental Assessment

1.5 SA is a statutory requirement along with Strategic Environmental Assessment (SEA), which is required by European and English law.

1.6 Sustainability Appraisal involves identifying and evaluating the impacts of a plan on the economy, the community and the environment. It also suggests ways of avoiding or reducing any adverse impacts arising from the plan, as well as ways of maximising its positive impacts. The overall aim of the appraisal process is to help ensure that the South East Lincolnshire Local Plan makes an effective contribution to the pursuit of 'sustainable development'.

1.7 In terms of SEA, the SEA Directive seeks to provide a high level of protection of the environment and makes it mandatory for local authorities to undertake an environmental assessment of any plans or programmes prepared that are likely to have a significant effect upon the environment, including those for town and country planning and land use. Unlike SA which examines all the sustainability related effects of plans (social, environmental and economic), SEA is focused primarily on environmental effects.

1.8 Government guidance advises that it is possible to satisfy the requirements of SA and SEA through a single integrated approach and National Planning Practice Guidance sets out the following five stages for SA:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

Stage B: Developing and refining alternatives and assessing effects

Stage C: Preparing the SA Report

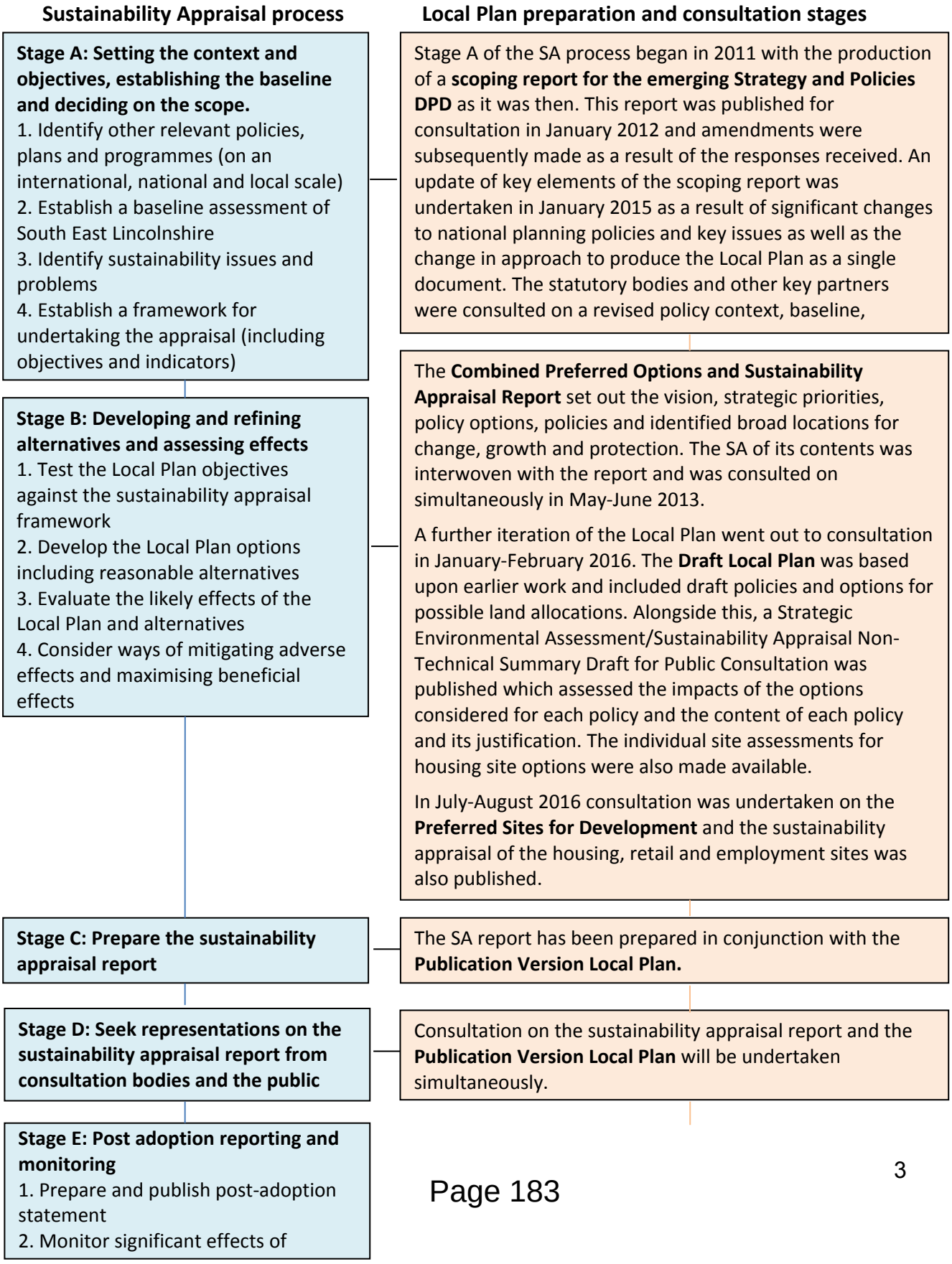
Stage D: Seek representations on the Plan and SA Report from consultation bodies and the public

Stage E: Monitoring the significant effects of implementing the Plan

1.9 Figure 1 on the following page provides an overview of the five stages of SA, when consultation took place and how it relates to the different stages of Local Plan preparation.

1.10 The Sustainability Appraisal of the Publication Version of the South East Lincolnshire Local Plan has been prepared in accordance with the requirements for both SA and SEA, and will be referred to as SA henceforth. The approach that has been taken to the SA (including SEA) of the Local Plan is set out in the following sections.

Figure 1: Sustainability Appraisal Stages in Relation to Local Plan Preparation



Local Plan adopted - monitor and report on its implementation.

2. Identification of Other Relevant Policies, Plans and Programmes

2.1 The sustainability appraisal guidance requires a Local Plan to be developed in the context of a wide range of other plans and programmes, from international down to local level. These may contain policy objectives or specific requirements that need to be addressed. Identifying and reviewing these documents is an important element of the sustainability appraisal process as it can help to shape the objectives against which emerging policies should be appraised, as well as pointing to particular issues and problems that need to be tackled. It also ensures that the work undertaken is consistent with up-to-date policy.

2.2 The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account during the development of a plan.

2.3 A comprehensive review has been undertaken and a considerable number of relevant plans and programmes were identified at the international, national, regional and local levels. This review has been reproduced in Appendix 1 that accompanies the SA Main Report.

3. Collection of Baseline Information and Identification of Key Environmental and Sustainability Issues

3.1 A key step in the SA process is establishing the current baseline conditions (social, environmental and economic) and their likely evolution in the future without implementation of the plan. This stage therefore involves the collection of baseline data, which can be used in the identification of sustainability and environmental issues. It will also enable the impact and effectiveness of the Local Plan to be monitored during its implementation. The baseline work ensures that the sustainability appraisal process is based on sound evidence.

3.2 The baseline review for South East Lincolnshire was first undertaken in 2011, fully updated in April 2015 and again updated completely in October 2016. The full baseline review is set out in Appendix 2 that accompanies the SA Main Report.

3.3 Using the document review and baseline information collected (as well as input from stakeholders), the key sustainability issues and environmental issues (as required by the SEA Directive) were identified in the SA Scoping Report. The analysis of sustainability and environmental issues is an important part of the sustainability appraisal process and influences the development of the sustainability appraisal framework. In particular, such issues are used to help identify sustainability objectives and indicators.

3.4 Furthermore, under the SEA Directive, the implications of the 'business-as-usual' scenario for the area must be established. The scoping report topic papers therefore identify what the situation would be like if the Local Plan was not prepared.

3.5 Table 1 below sets out the key environmental and sustainability issues identified for each topic as well as the likely future scenario without implementation of the plan.

Table 1: Key environmental and sustainability issues identified for South East Lincolnshire and likely future scenario without the plan

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
1. Air Quality	• There is a need to reduce greenhouse gas emissions, particularly given that there are currently two Air Quality Management Areas in South East Lincolnshire. Both of these are in Boston and have been designated for exceedances in NO^2 from vehicle emissions. • There are high levels of car ownership across the area, particularly in South Holland. Consideration should be given to encouraging the use of more sustainable modes of transport to help reduce carbon emissions. • Air quality in South East Lincolnshire is likely to be adversely affected in the future by increasing levels of road traffic (related to wider car ownership), increasing road freight movement and population increase. There is therefore a need to ensure that the air and noise pollution impacts of development are minimised.	• If the Local Plan was not prepared the situation would largely remain the same. • If exceedances of air quality standards occur, a robust assessment and response process is enforced through European and UK legislation.
2. Biodiversity, Geodiversity and Green Infrastructure	• There are a number of protected sites/habitats within and surrounding the area, including the Wash and the North Norfolk Coast European Marine Site which is internationally protected. There is a need to continue to protect and enhance such sites. • 61 of South East Lincolnshire's 81 Local Wildlife Sites are considered to be in positive management. Provisions should be made to help maintain their management status. • Ensure that the integrity of the Wash and North Norfolk Coast Special Area of Conservation is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features. • Ensure that the integrity of The Wash Special Protection Area is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive. • In terms of open space, there is a current shortfall of allotments and some aspects of provision for outdoor sport, such as junior football pitches, rugby	• Without the Local Plan, statutorily protected wildlife sites would still be afforded considerable protection under current legislation. • However, non-statutory sites, such as Local Wildlife Sites, would still be at risk from unplanned development without the Local Plan. • Opportunities to create, enhance and manage networks of biodiversity and green infrastructure could be missed without provision being made through the Local Plan.

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
	pitches. There is also a need for quality improvements at a number of natural/semi-natural greenspace and amenity greenspace sites and to facilitate quality and connectivity improvements to the public rights of way network. • The inclusion of biodiversity and green infrastructure in new development should be encouraged.	
3. Climate Change (Adaptation and Mitigation)	• As a result of climate change, we are already starting to see changing weather patterns. The effects of climate change in South East Lincolnshire are likely to impact on water supply, flood risk, food production, energy use, transportation and a number of other areas. • There is an increasing need for South East Lincolnshire to mitigate and adapt to climate change. We need to ensure that we reduce our greenhouse gas emissions as much as possible, whilst ensuring that we can adapt to the likely predicted consequences of climate change. • New economic opportunities may exist, for example associated with energy saving or renewable energy technologies. • New residential, economic and mixed use development and re-development opportunities may exist to create energy saving or renewable energy.	• If the Local Plan was not prepared, national and international policy would continue to drive reduced greenhouse gas emissions and the construction of renewable energy generating facilities. • However, the specific provision of strategic housing allocations in the Local Plan in the most sustainable locations would help minimise the need to travel and thereby contribute towards a reduction of carbon dioxide emissions.
4. Flood Risk	• A significant proportion of the area is at risk of hazard from coastal flooding, particularly in Boston Borough. Certain areas are also at risk from fluvial flooding and, similarly, there is a risk of surface water flooding across the area. • A number of planning permissions have been granted contrary to EA advice. • There is a need to reduce the risk of flood hazard to people through planning and design. It should be ensured that development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, reducing flood risk overall. Flood resilience/resistance in new developments should be promoted as well as the incorporation of sustainable drainage systems	• Owing to the assumed effects of climate change, the exposure of people and property to flood risk is forecast to increase even if no further development occurs within South East Lincolnshire or adjoining areas. The plan should provide assistance in seeking to minimise this risk.

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
	(SuDS) in all appropriate schemes.	
5. Community, Health and Wellbeing	• The equality, health and social care needs of the area's population must be met, including the elderly (given the ageing population) and disabled. • There is a need to reduce health inequalities in the area. For example, residents in Boston Borough have a life expectancy below the national average whilst South Holland is above the national average. Furthermore, levels of obesity in adults are above the national average across the area. • Given that residents of South Holland fare significantly better in terms of access to key services than those in Boston Borough, improved accessibility is necessary. • Educational attainment is below the national average for both Boston Borough and South Holland. There is therefore a need to address this.	There appear to be two key issues that might not be addressed without the plan: • Firstly, it is likely that the area's unusually large elderly and disabled population will put additional pressure on health care and other services; and • Secondly, it is unlikely that negative health indicators and existing inequalities in life expectancy will be addressed as effectively.
6. Economy and Employment	• The area has a low wage economy which is focussed on a limited number of sectors (i.e. agriculture, food processing and transport). There is therefore a need to promote business growth and facilitate the creation of higher paid, higher skilled employment opportunities. The diversification of the economy should be promoted to reduce the dependence on a limited number of employment sectors. • There is a high proportion of people with no qualifications and a low percentage of people with higher qualifications, particularly when compared to the national average. There is therefore a need to help raise educational achievement levels through the planning and design of quality education facilities. • Levels of unemployment are below average. The high and stable levels of employment should be maintained. • There is a need to ensure that job creation is matched by the provision of appropriate infrastructure. • There is a significant amount of undeveloped allocated employment land available. Measures should be taken to help facilitate its delivery and/or	There appear to be three key issues that might not be addressed without the plan: • Firstly, it is unlikely that the area's economic base would broaden or that its economic performance generally would improve; • Secondly, it is unlikely that the agricultural sector would develop to its full potential or that the rural economy would maximise opportunities for diversification without an appropriate policy framework; and • Thirdly, it is unlikely that the vitality and viability of the area's shopping and service centres would be maximised.

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
	assess its appropriateness for employment use. • There has been a recent increase in vacancy rates of retail units. It should be ensured that the vitality and viability of the area's town centres is enhanced.	
7. Historic Environment	• Given that heritage assets (both designated and non-designated) are a finite resource there is a need to conserve and, where possible, enhance the historic environment of South East Lincolnshire. Assets should be conserved in a manner appropriate to their significance. • There are a significant number of historic environment records across the area. • A number of the area's heritage assets are under threat, with an above average percentage of conservation areas, scheduled monuments and Grade I and II* listed buildings on Historic England's Heritage at Risk Register. • There is a need to recognise and capitalise on the potential for heritage assets to contribute to both tourism and place-shaping through their distinctive character and inspiration for the design of new development.	• Without the plan, designated historic features or other elements of the historic environment may be threatened by flooding or by inappropriate development. • It is also possible that, without the plan, opportunities for the historic environment to contribute towards sustainable growth may be lost.
8. Housing	• A general lack of delivery of affordable housing across the area to meet housing need. • Low housing delivery rates in South East Lincolnshire when compared to the requirement set out in the Strategic Housing Market Assessments. • Boston and South Holland have below the requisite 5 year supply of housing. • South Holland has a much lower percentage of housing completions on brownfield land than Boston Borough. • There is a need to ensure that the level, type, tenure and mix of housing provided meets the housing needs of South East Lincolnshire. • There is also a need to ensure that the housing needs of a wide variety of households are met, including the Gypsy, Traveller and Travelling Showpeople community.	• Without the plan it is unlikely that a sufficient amount of land will be brought forward to deliver the required level of housing across the area. • It is also unlikely that the required supporting infrastructure, such as schools, roads, medical facilities etc will be forthcoming and there would be limited opportunity to remedy the existing under-supply of affordable housing. • Without the plan, the needs of the Gypsy, Traveller and Travelling

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
		Showpeople community are also unlikely to be addressed. • The trend towards an ageing population may mean that there would be a shortage of housing appropriate for the elderly and the disabled.
9. Land and Waste	• South East Lincolnshire has a high proportion of high quality agricultural land. • There are a number of contaminated sites across South East Lincolnshire. However, if these could be effectively remediated they could reduce pressure for the release of greenfield land to deliver new development. • There is a limited supply of previously developed land in South East Lincolnshire due to its largely rural nature. • In recent times, Boston Borough has performed better than South Holland in terms of the proportion of housing completions on brownfield sites. • The proportion of waste diverted from landfill to composting and recycling had been steadily improving across South East Lincolnshire, although there has been a slight dip in some instances in the last couple of years.	• Without the plan, it may be harder to resist proposals for development in unsuitable locations. By taking issues, such as the grade of agricultural land, the location of contaminated land and issues over waste and minerals into account, development can be directed to the most appropriate locations.
10. Landscape	• There is a need to protect landscape character from inappropriate development, particularly given that much of the area is low-lying and visually open. • Pressure to meet the need for housing in the area could have an adverse impact on the landscape. The key issue is how to reconcile the needs of sustainable development, meeting the social and economic needs of the countryside, whilst ensuring that the landscape character is respected and preserved. • Where development proceeds it should be ensured that appropriate mitigation measures are put in place to minimise, and/or compensate, for any harm to the landscape character of South East Lincolnshire.	Without the plan, the distribution of development is unlikely to proceed in the most sustainable manner without a degree of guidance to ensure landscape impacts, such as those arising from the pressures identified, are minimised.

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
	• There is a need to ensure that there is no adverse impact brought about through light pollution.	
11. Transport	• South East Lincolnshire relies more heavily on car usage than the national average, particularly in South Holland. This probably reflects the rural nature of the area and the lack of good quality public transport facilities. • There is a need to facilitate a shift to more sustainable modes of transport to reduce carbon emissions and encourage an increase in physical activity rates. • Public transport usage is lower than the national average in South East Lincolnshire and has been generally decreasing in Lincolnshire as a whole There is therefore a need to maintain and enhance accessibility to public transport throughout the area. • Cycle usage in Boston Borough is higher than South Holland. • There is a need to improve access for residents across the area to local services, facilities, places of employment and green infrastructure given that access to the majority of key services in South East Lincolnshire by public transport or walking is worse than the national average. • Given the increasing levels of freight traffic travelling along the Joint Line there is a need to ensure that the increased use of the line does not lead to significant disruption to traffic movement and activity in Spalding. • Initiatives to reduce congestion and the need to travel by car should be supported. • The impact of new development on the road network needs to be minimised.	• Without intervention through the mechanism of the Local Plan, the area is likely to experience increased levels of traffic congestion/stress when taking into account additional levels of development. For example, increasing levels of car ownership will contribute to the potential for congestion around the area, particularly in and around the main settlements of Boston, Spalding and Holbeach, which act as the focus for employment, services and facilities. • The Local Plan has limited influence over movement within the area. However, in the absence of the Plan it is anticipated that the impacts of development and growth upon traffic congestion/stress would be exacerbated.
12. Water	• There is a need to protect, and where possible, improve water quality. • The efficient use of water resources should be promoted. • It must be ensured that the distribution and location of development takes water supply and sewerage infrastructure capacity into account. • Over the next 25 years, the water supply-demand balance is at risk from	• If the Local Plan was not prepared it is unlikely that there would be the timely provision of appropriate additional infrastructure for water supply and wastewater treatment to accommodate

Topic	Key environmental and sustainability issues	Likely future scenario without the plan
	growth and climate change as well as drought, deteriorating raw water quality and the impact of cold, dry weather on the distribution system and customer supply pipes.	the levels of development proposed in the plan. • It would also likely mean that many of the targets related to water efficiency and quality may not be realised. This is an issue of concern given the highlighted problem relating to water supply in the Anglian region. • The impacts of climate change will exacerbate existing problems relating to water supply and quality regardless of the presence of the plan. However, in the absence of a plan that takes into account relevant infrastructure and environmental constraints and that provides guidance on the appropriate levels, distribution and phasing of development, these problems will be even more acute.

4. Sustainability Appraisal Framework and Methodology

Sustainability Appraisal Framework

4.1 Defining the SA framework is important as it sets out the structure and format for appraising and monitoring the implementation of the Local Plan. Guidance recommends the development of objectives and indicators, which form the main tool for testing the Local Plan to ensure it contributes towards delivering sustainable development

4.2 Completion of the following tasks aided the identification of a set of SA objectives (and sub-objectives):

i. The review of other policies, plans and programmes undertaken – being particularly informed by the Lincolnshire Coastal Study SA objectives;
ii. A thorough analysis of the baseline evidence for South East Lincolnshire;
iii. An analysis of the identified key environmental and sustainability issues; and
iv. Ongoing consultation with key stakeholders and members of the public;

4.3 Indicators were selected using the sustainability objectives as a framework. These provide a framework for monitoring and have recently been reviewed and amended or removed with a view to creating a clearer monitoring framework that can be easily updated. As part of this process, the views of the SEA consultation bodies as well a range of other stakeholders and interested parties were sought.

4.4 These objectives and sub-objectives formed the assessment framework for the strategic priorities, policy options and policies. However, by themselves, the SA objectives and sub-objectives would not be well suited to assessing site options for the Local Plan. Consequently, a separate framework was developed in partnership with stakeholders to assess the sustainability of sites and has evolved over time following consultation. This framework used the same SA objectives as for the other assessments but included a number of environmental, social and economic assessment criteria as well as indicators for assessing the impact that a sites development would generate. Such criteria and indicators were chosen as they are considered as being more easily measurable, for example through using GIS. The framework for assessing sites is presented in Table 3. The application of some indicators in the assessment involved the measurement of distances and so the table also sets out how these were measured.

4.5 The objectives and sub-objectives, which form the framework for assessing the strategic priorities, policies and their options, are set out in Table 2 below. The table also includes the indicators for monitoring.

Table 2: Sustainability Appraisal Objectives, Sub-Objectives and Indicators

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
1. To provide a mix of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live	Ensure that the Local Plan area's requirement for affordable housing is met across a range of tenures?	• Annual net completion rates (including percentage affordable and on brownfield land) • Number of dwellings completed and committed by type and tenure • Average house price • Levels of homelessness • 5.25-year housing land supply • Net additional authorised Gypsy and Traveller Pitches • % of households in fuel poverty
	Ensure that an appropriate amount and mix of different house types and sizes are available in the area to meet the needs of a variety of households including the Gypsy, Traveller and Travelling Showpeople community?	
	Improve energy efficiency and reduce fuel poverty especially in deprived areas?	
	Deliver adaptable housing to meet the lifelong needs of the population?	
2. To improve the health and wellbeing of all, reduce health inequalities and promote healthier lifestyles for residents of South East Lincolnshire	Encourage greater participation in healthy lifestyles and healthy leisure opportunities to address local health and social care needs including for those in deprived areas, disadvantaged groups, older people and disabled persons?	• Total population • Age structure • Population density for each local authority area • Population projection • Number of LSOA's in the worst 3% and 10% • Life expectancy at birth (males & females) • Levels of adult and childhood obesity • Excess weight in adults • Levels of physical activity • Percentage of adults smoking and levels of smoking-related deaths • Mortality rate from all circulatory diseases
	Provide easy access to health facilities?	
	Provide easy access to green infrastructure, open space, public rights of way and walking and cycling routes?	
	Help reduce inequalities in life expectancy?	
	Help protect existing and future residents/occupiers standard of amenity?	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
		• Access to accessible natural greenspace • Provision of sports facilities (sqm per 1000 population) • Number of accessible playing pitches • Children and young people's participation in high quality PE/sport • Adult participation in sport • Access to services and facilities by public transport, walking and cycling • Numbers and severity of road traffic accidents
3. To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking	Facilitate a shift to more sustainable modes of transport?	• Mode of travel to work • Car or van ownership rates • Access to key services • Change in peak period traffic flows in Boston • Usage of rail stations
	Minimise the traffic impact of new development by ensuring people can access jobs, services and green infrastructure locally?	
	Help move freight from road to rail and sea?	
	Support initiatives to reduce congestion?	
	Maintain and enhance accessibility to public transport throughout the area?	
	Ensure that increased use of the Joint Line does not lead to significant disruption to movement and activity at Spalding?	
	Facilitate the delivery of key transport infrastructure?	
4. To promote strong, secure, socially inclusive and cohesive communities for all residents of South East	Improve economic, social and environmental conditions to help reduce unemployment in the area, including for the most deprived areas, among disadvantaged groups,	• Index of Multiple Deprivation (IMD) Rank (various categories)

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
Lincolnshire	an ageing population and for disabled people?	• Employment by gender • Average earnings of employees in the area • Gross mean pay • Unemployment rate • Provision of sports facilities (sqm per 1000 population) • Number of accessible playing pitches • Notifiable offences recorded by the police
	Promote higher incomes?	
	Promote community safety, reduce crime and anti social behaviour?	
	Provide accessible essential services and facilities close to where people live and work?	
	Improve access to affordable cultural, leisure and recreational facilities?	
	Promote access to high speed broadband to support the needs of residents and businesses?	
5. To improve education, training and life-long learning, improve the skills and qualifications of all and raise their aspirations	Improve access to education and training and lifelong learning opportunities?	• Total number of schools (with breakdown of subscription) • % of 16 year olds achieving 5 A* to C grades including Maths and English • 16 to 18 year olds who are not in education, training or employment • % of working age adults with no qualifications • % of working age adults with at least a Level 4 qualification
	Raise educational and achievement levels of young people and adults?	
	Ensure development provides for an appropriate level of early years, primary, secondary and tertiary infrastructure?	
6. To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire	Protect and enhance designated and non designated wildlife / geological sites and ecological networks to maintain sustainable habitat networks?	• Number of local sites (Local Wildlife Sites and Local Geological Sites) in (and within close proximity) of South East Lincolnshire, and are in positive management • Number of SSSIs in 'favourable' or 'unfavourable recovering' condition
	Protect and enhance nationally protected and UK and Lincolnshire Biodiversity Action Plan priority habitats and species?	
	Improve access to, and/or understanding of green	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
	infrastructure, public rights of way and biodiversity / geodiversity resources?	• Change in area of designated biodiversity sites (ha) (RAMSAR, SPA, SAC, SSSI, NNR, LNR, LWS) • Area of UK priority habitats (ha) and trend of priority species in South East Lincolnshire • Amount of public open space provision • Allotment provision (ha) in the area • Amount (ha) of accessible natural greenspace • Number of new green infrastructure projects associated with new developments. • Number of planning applications with conditions to ensure works to manage/enhance the condition of SSSI features of interest. • Area of SSSIs in adverse condition as a result of development. • BAP habitat - created/managed as result of granting planning permission and which meet Biodiversity Action Plan targets
	Ensure appropriate mitigation for any biodiversity loss which may occur as a result of development?	
	Protect and enhance the provision of green infrastructure, including children's play?	
7. To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment, heritage	Conserve and enhance the character, appearance or setting of designated and non-designated heritage assets and the historic environment?	• Number of Listed Buildings (all grades) • Number of Scheduled Monuments
	Reduce the number and/or severity of designated and	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
assets and their setting	non-designated heritage assets at risk?	• Number of Registered Parks and Gardens • Number of Conservation Areas • Number and % of heritage assets on Historic England's Heritage at Risk Register • Register (Conservation Areas, Grade I and II* Listed Buildings, Listed Place of Worship, Protected Wreck Sites Registered Battlefields, Scheduled Ancient Monuments)
	Help ensure heritage assets contribute to tourism and place-shaping through their distinctive character and inspiration for the design of new development?	
	Ensure appropriate protection and/or recording of undiscovered archaeological features in areas of potential development?	
	Promote the sensitive and energy efficient adaptation, maintenance and re-use of historic buildings, assets and their setting?	
8. To protect the quality and character of landscape and townscape and seek opportunities for enhancement	Protect and enhance designated and non-designated areas of landscape and townscape character and quality?	• Loss of open land (ha) • Percentage annual gross housing completions on brownfield/greenfield land
	Ensure that the design of new development reflects the distinctive character and appearance of the local area?	
	Help regenerate degraded built environments?	
	Ensure appropriate mitigation for any adverse impact which may occur as a result of development?	
9. To protect and improve the quality of soil, air and water resources by encouraging their sustainable and efficient use	Contribute to maintaining local air quality, and improving existing conditions in AQMAs?	• Number of new dwellings • Percentage of rivers with good/fair quality in terms of chemical and biological factors • Daily domestic water use (per capita consumption litres) • % of water bodies achieving Water Framework Directive objectives • Per capita reduction in CO2 emissions in the local authority area
	Protect surface & groundwater quality and the physical integrity of aquifers?	
	Contribute to improving water quality?	
	Promote efficient use of water resources?	
	Reduce contaminated sites and promote remediation?	
	Minimise the loss of Grade 1, 2 and 3a agricultural land to development?	
	Maintain and improve soil quality?	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
		• Number of AQMAs • Concentrations of nitrogen dioxide in specific AQMAs • Car or van ownership rates • Amount of contaminated land • Loss of Grade 1, 2 and 3a agricultural land (ha) • Percentage annual gross housing completions on brownfield/greenfield land
10. To encourage the sustainable use of land and waste management	Prioritise development on suitable previously developed land?	• Percentage annual gross housing completions on brownfield/greenfield land • % of Municipal Waste landfilled, dry recycled and composted • Number of developments in mineral safeguarding areas
	Address the waste hierarchy through prevention, reuse, recycling and recovery of waste?	
	Prioritise development on well-located sites, with access to employment and services by a choice of sustainable travel modes, especially in the towns and local service centres?	
	Safeguard minerals resources in the area?	
11. To reduce the risk of fluvial, coastal and surface water flood hazard to people, property and land in South East Lincolnshire by managing the risk and adapting to climate change	Encourage integrated drainage, rainwater harvesting and sustainable drainage systems (SuDS)?	• Number of developments/infrastructure in a high-probability area • Number of planning permissions granted contrary to Environment Agency advice on flooding
	Reduce the risk and impact of flooding on development sites and elsewhere, where possible reducing flood risk overall?	
	Allow for flood management measures?	
	Minimise the exposure of people to flood hazard?	
	Where residual risk exists, flood resilience/resistance are secured in new and existing development?	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
	Ensure appropriate flood management measures are in place prior to development being permitted?	
12. To reduce South East Lincolnshire's greenhouse gas emissions and increase the area's resilience and ability to adapt to climate change	Reduce emissions of greenhouse gases, including by reducing the demand for energy, promoting energy efficiency and waste management?	• CO_2 emissions per head • Car or van ownership rates • Technical renewable energy resource potential • Existing and projected renewable energy development • Average domestic energy consumption (electricity and gas, KWh per Meter)
	Maximise the development of decentralised and renewable energy or low carbon technologies?	
	Minimise the risk from fluvial, coastal and/or surface water flooding?	
	Promote climate adapted design, resilient infrastructure and green infrastructure?	
	Allow for habitats and species to adapt to climate change?	
	Promote water efficiency?	
13. To promote business growth and create high quality employment opportunities with a sustainable and diverse economy	Safeguard employment and helps create net new jobs?	• Proportion of economically active people unemployed • Highest qualification attained • Industry of employment • Enterprises by industry • Employment by occupation • Number of active businesses • Number of new businesses and businesses ceased to exist • Average earnings of employees in the area • Gross mean pay • Size, age and nature of enterprise • % of long term unemployed claimants
	Promote employment development including for business start-ups and expansion of existing businesses and in key economic sectors?	
	Improve the diversity / resilience of the economy?	
	Encourage the use of local labour, goods and services?	
	Support the primacy of the town centres?	
	Support the creation of sustainable transport links to employment areas, especially to areas of high unemployment	
	Enable tourism opportunities to be exploited?	

SA Objective	Decision aiding questions (SA Sub Objective): Will the South East Lincolnshire Local Plan ...	Indicators
		• Land currently in B1, B2 and B8 use classes • Available allocated employment land with and without planning permission • Employment land commitments and completions • Distribution of shopping floorspace (A1) • Number of vacant ground floor uses in town centres • Number of new visitor bedrooms available

Table 3: Assessment Criteria and Indicators for the Sustainability Appraisal of Sites

Assessment Criteria	Indicator	Data Sources

Environmental			
Location of site in relation to international designated natural assets	RAMSAR, SPA and SAC	Over 5km	GIS
		400m-5km	
		Within 400m	
Location of site in relation to national designated natural assets	SSSI	Over 800m	GIS
		400m-800m	
		Within 400m	
Location of site in relation to national designated natural assets	Does the site fall within a SSSI Impact Risk Zone and have the potential to impact upon a SSSI?	Yes	Natural England (Magic Map)
		No	
Location of site in relation to national designated natural assets	National Nature Reserve	Over 800m	GIS
		400m-800m	
		Within 400m	
Location of site in relation to local designated natural assets	Local Nature Reserves, Local Wildlife Sites and Sites of Geological Interest	Over 800m	GIS
		400m-800m	
		Within 400m	
Comments: The distances set out under the RAMSAR, SPA and SAC indicator are those that Natural England request are applied when considering housing development near to such internationally designated assets. With regards to the other designations listed, 400-800m is generally accepted as being a reasonable 5-10 minutes walking distance and therefore there would likely be a greater possibility for natural assets to be impacted upon. In order to measure the distance to each type of designated natural asset from all the site options, a mapping query was run on GIS. This calculated the distance from the closest asset of each category above to the nearest point of the site being assessed.			
Impact on Historical Assets (e.g. Scheduled Ancient Monuments, listed buildings, conservation areas, archaeological remains, historic gardens and parks)	Heritage assets are protected and enhanced and/or has a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets		GIS, Google Maps/Street View, BBC/SHDC SHLAA information, input from Historic England, BBC's Consultant Architect, SHDC's Conservation Officer and LCC's Historic Environment Officer
	No impact - no heritage assets or their settings are likely to be affected		
	Development of the site would result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated		
	Development of the site will result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated		
Comments: After consulting Historic England on the assessment criteria and indicators, it was considered by them that the original proposal to use distance would not be an appropriate measure of impact for this criterion. Consequently, we utilised the text suggested by their Planning Adviser. There is the potential for new development to have either positive or negative impacts on historical assets. Where harm would be caused the site received a negative score.			

Impact on the Amenity, Character and Appearance of the Area	Impact on settlement coalescence - Location of site in relation to the nearest defined settlement	Within defined settlement limits	GIS, Google Maps/Street View, BBC/SHDC SHLAA information
		Adjacent to defined settlement limits	
		Detached from defined settlement limits	
	Impact on landscape and townscape – Relationship with the existing development form, character and street pattern	Positive impact	GIS, Google Maps/Street View, BBC/SHDC SHLAA information
		No impact	
		Minor impact (depending on implementation)	
		Significant adverse impact	
	Impact on natural features - Does the site include Ancient Woodland, TPO, open space, trees, hedgerows?	No adverse impact	GIS, Google Maps/Street View, BBC/SHDC SHLAA information
		Minor impact (depending on implementation)	
		Significant adverse impact	
	Location of site in relation to noise/air pollution/'bad neighbour' uses a) Identified congestion 'hotspot'/'A' road/railway line b) Defined employment areas c) Landfill sites/sewage treatment works/waste transfer stations	No Impact	GIS, Google Maps/Street View, BBC/SHDC SHLAA information
		Some impact	
		Significant impact	
Comments: In order to preserve the character of the countryside and to prevent the coalescence of settlements it was decided that sites detached from defined settlement limits would score less positively than those adjacent to defined settlements limits given that they would likely have a significant adverse impact on the character of landscape. Sites within existing settlements scored the highest. The same approach was taken in relation to the impact on the landscape and townscape with sites that would have a poor relationship with the existing development form scoring negatively in comparison to those where there would be a more positive impact. A slightly different approach was taken for the natural features and 'bad neighbours' indicators whereby sites which would have a neutral impact scored most highly given that positive amenity and character impacts would be unlikely to be generated from locating new housing development in close proximity to these.			
Avoidance of land liable to flood (coastal/fluvial/surface water)	Flood Zone	Zone 1	GIS, Environment Agency flood maps
		Zone 2	
		Zone 3a	
		Zone 3b	
	Hazard Rating	Little or no hazard	GIS, Environment Agency flood

		Low hazard	maps
		Danger to some	
		Danger for most	
		Danger for all	
	Flood Depth	No hazard	GIS, Environment Agency flood maps
		0m to 0.25m	
		0.25m to 0.50m	
		0.50m to 1.0m	
		>1.0m	
Comments: It was decided that the best way to address flood risk in the site assessments would be to apply the Sequential Test (and Exception Test where appropriate) using Environment Agency data for flood zones and the South East Lincolnshire Strategic Flood Risk Assessment hazard rating and flood depth for the year 2115 (fluvial and tidal). The text and scoring approach was agreed with the Environment Agency. The higher scores were attributed to sites in flood zones 1 or 2 that are subject to no hazard and no depth. A similar rating was also given to sites in flood zone 3a (with no hazard and no depth) that were situated in an area where few other sites are available with lower flood risk and it appears that the Exception Test can be passed. A more neutral rating was awarded to sites in flood zone 3a with a high hazard and depth that were situated in an area where sites are available with lower flood risk but its allocation should be considered to meet identified housing need. A negative score was given to sites in flood zone 3a with a high hazard and depth where other more suitable sites are available in the locality with lower flood risk (thus meaning the Sequential Test could not be passed). Finally, a very negative score was attributed to sites in flood zone 3a with a high hazard and depth that are located in an unsustainable location given that the Exception Test could not be passed.			
Social			
	Within a short walking distance to primary school	Within 600m	GIS, Department for Education
		600m-1.6km	
		1.6-3.2km	
		Over 3.2km	
	Within a short walking distance to secondary School/6th Form	Within 1km	GIS, Department for Education
		1-3.2km	
		3.2-4.8km	
		Over 4.8km	
	Within a short walking distance to post 18 education providers (college/university)	Within 1km	GIS, Department for Education
		1-3.2km	
		3.2-4.8km	
		Over 4.8km	
Comments: The 3.2km threshold for walking to primary school and 4.8km threshold for secondary school/6th form and post 18 education providers are based on the statutory walking distances set out in Section 444(5) of the Education Act 1996. However, children are more likely to walk to school the shorter the distance they have to travel. 600-1000m represents between a 10-15 minute walk and so sites within those distances to a primary and secondary school scored most highly.			

The distance to each of the facilities above was measured from the centre point of each site option.			
Within catchment (walking, cycling or short driving distance) of big supermarket	Distance measured to the following supermarket stores: Aldi (Queen Street, Boston; St Thomas's Road, Spalding) Asda (Lister Way, Boston) Lidl (Winsover Centre, Spalding) Morrisons (Horncastle Road, Boston; Wardentree Lane, Pinchbeck, Spalding) Sainsburys (Holland Market, Spalding) Tesco (New Hammond Beck Road, Boston; Boston Road South; Holbeach)	0m-1.6km 1.6-3km 3-5km 5-7km Beyond 7km	GIS, Google Maps/Street View, Institute of Highways and Transportation, Department for Transport
Comments: The tiered catchment area with buffers represents possible short walking, cycling and driving distances. The Institute for Highways and Transportation (Guidelines for Providing for Journeys on Foot (2000)) suggests that approximately 80% of walk journeys and walk stages in urban areas are less than 1 mile (1.6km). This was therefore considered an appropriate distance to include as the first tier. In terms of cycling, the Department for Transport (Cycle Infrastructure Design Local Transport Note (2008)), suggests that many utility cycle journeys are under 3 miles (approx. 4.8km), further tiers were therefore necessary to accommodate this. Lastly, driving for 7km at 30mph will take approximately 10 minutes (depending on traffic conditions) which is considered to be appropriate for a short driving distance. The distance to the nearest supermarket store was measured from the centre point of each site option.			
Within short walking distance to local shop/supermarket	**Within short walking distance to local shop/supermarket** I.e. not those measured to above unless closer	Within 300m 300-600m 600m-1km Over 1km	GIS, Google Maps/Street View, Institute of Highways and Transportation
Within short walking distance to healthcare, community and leisure services/facilities	Health service (GP, Community Hospital)	Within 300m 300-600m 600m-1km Over 1km	GIS, Maps/Street View, Institute of Highways and Transportation, Department for Transport
	Amenity open space/green corridor	Within 300m 300-600m 600m-1km Over 1km	GIS, Google Maps/Street View, Institute of Highways and Transportation, Department for Transport, SEL Sports Provision and Open Space Assessment
	Leisure Centre/Publically accessible playing pitches	Within 300m 300-600m 600m-1km	GIS, Google Maps/Street View, Institute of Highways and Transportation. Department for

		Over 1km	Transport, SEL Sports Provision and Open Space Assessment
Comments: Residential development should be as close to as wide a range of shops and facilities as possible in order to reduce the need to travel by private car. An upper threshold of 1km was therefore used for the indicators above based on it being just below the preferred maximum suggested by the Institution of Highways and Transportation (Guidelines for Providing for Journeys on Foot (2000)) and represents an acceptable walking time of around 15 minutes when taking into consideration local circumstances. Sites nearer to services and facilities therefore scored highest. The distance to the nearest of each of the facilities above was measured from the centre point of each site option.			
	Community Centre or Village Hall	Within 300m	GIS, Google Maps/Street View, Department for Transport, SEL Sports Provision and Open Space Assessment
		300-600m	
		Over 600m	
Comments: The 600m walking distance was used on the basis that 10 minutes travel time for users of such facilities was found to be common in the South East Lincolnshire Sports Facilities and Open Space Assessment (2012). The distance to the nearest community centre or village hall was measured from the centre point of each site option.			
Access to pedestrian, cycle and public transport links	Is all or most of the site (80%) within 400m of an existing or proposed bus stop or railway station?	Yes	GIS, Google Maps/Street View, Institute of Highways and Transportation
		No	
	Is all or most of the site (80%) within 1km of an existing or proposed PROW/Cycle Network?	Yes	GIS, Institute of Highways and Transportation
		No	
Comments: Department for Transport Guidance on Inclusive Mobility (2005) states that in residential areas bus stops should be located ideally so that nobody in the neighbourhood is required to walk more than 400m from their home - this equates to approximately 5 minutes travel time. 1km was used as the measure for PROW/the cycle network given that it is just below the preferred maximum suggested by the Institution of Highways and Transportation (Guidelines for Providing for Journeys on Foot (2000)) and represents an acceptable walking time of around 15 minutes when taking into consideration local circumstances. The distance to pedestrian, cycle and public transport links was measured so as to determine whether most of the site (80%) was within the stipulated 400m or 1km where relevant.			
Will development of the site result in the loss of existing infrastructure such as:	Community, education, recreation or social facilities	No	GIS, Google Maps/Street View & BBC/SHDC SHLAA information
		Yes	
Comments: The loss of community, educational, recreational and social facilities can have a negative impact on community cohesion, inclusivity, health and wellbeing and			

the attainment of skills and qualifications, amongst other things. Their loss should therefore be avoided where possible and so where the development of a site would result in this it was scored negatively.			
Impact on Road Network (e.g. Congestion)		Low/No impact Moderate High	BBC/SHDC SHLAA information
Comments: Road congestion can have a number of negative impacts including those on the economy, amenity and health. Therefore where a site would have a high impact on the existing road network it was given a negative rating. Where no or a low impact is expected the rating given was positive.			
Economic			
Within short driving distance of significant employment opportunities a) Main Town b) Retail Park c) Allocated or Existing Major Employment Area	**a) Sub-Regional Centres** Spalding Boston (incl. parts of Fishtoft and Wyberton Parishes) **b)** Springfields Retail Outlet Holland Market Retail Park **c) Key sites considered -** **Boston:** North End Business Park, Swineshead Endeavour Park, Boston Boston Trade Park, Boston Norprint Site, Boston Enterprise Park, Freiston Nelson Way Industrial Estate, Boston Broadfield Lane Industrial Estate, Boston Redstone Industrial Estate, Boston The Port Estate, Boston Riverside Industrial Estate, Boston Distribution Park, Kirton Enterprise Park, Sutterton Station Road Industrial Estate, Swineshead **South Holland:**	0m-1.6km 1.6-3km	GIS, South East Lincolnshire Employment Land Technical Paper (2016), Institute of Highways and Transportation, Department for Transport

	Millfield Road Industrial Estate, Donington Wardentree Lane/Enterprise Park, Spalding Clay Lake Industrial Estate, Spalding Cradge Bank Industrial Estate, Spalding Crease Drove Business Park, Crowland Wingland (Enterprise Park), Sutton Bridge Sutton Bridge Port and Extension, Sutton Bridge Long/Little Sutton Allocation, Little/Long Sutton Bridge Road Industrial Estate, Little/Long Sutton Fleet Road Industrial Estate, Holbeach	3-5km 5-7km Beyond 7km	
Within short walking distance of employment and retail opportunities a) Main Town b) Retail Park c) Allocated or Existing Major Employment Area	Sites considered as above	Within 300m 300-600m 600m-4km Over 1km	GIS, Google Maps/ Street View & BBC/SHDC SHLAA information, SEL Employment Premises & Land Review (2012), SEL Town Centre and Retail Capacity Study (2013), Institute of Highways and Transportation, Department for Transport
Comments: Short driving distance: The tiered catchment area with buffers represents possible short driving distances. The tiered catchment area with buffers represents possible short walking, cycling and driving distances. The Institute for Highways and Transportation (Guidelines for Providing for Journeys on Foot (2000)) suggests that approximately 80% of walk journeys and walk stages in urban areas are less than 1 mile (1.6km). This was therefore considered an appropriate distance to include as the first tier. In terms of cycling, the Department for Transport (Cycle Infrastructure Design Local Transport Note (2008)) suggests that many utility cycle journeys are under 3 miles (approx. 4.8km), but commuter journeys can in fact be in excess of 5 miles (approx. 8km). Further tiers were therefore necessary to accommodate this. Lastly, driving for 7km at 30mph will take approximately 10 minutes (depending on traffic conditions) which is considered to be appropriate for a short driving distance. Short walking distance: Locating residential development within a reasonable walking distance of employment and retail opportunities can help provide better access and reduce the need to travel by private car. An upper threshold of 1km was therefore used for the above criterion based on it being an acceptable walking time of around 15 minutes. Sites nearer to employment and retail opportunities therefore scored highest. The distance to the nearest employment and retail opportunities was measured from the centre point of each site option.			
Alleviate Deprivation (i.e. would development help to	Some areas in ward within top 10% most deprived nationally Some areas in ward within top 10-20% most deprived nationally		ONS

regenerate deprived areas/promote economic benefit)	Some areas in ward within top 20-30% most deprived nationally	
	Some areas in ward within top 30-40% most deprived nationally	
	No areas in ward within top 40% most deprived nationally	
Comments: Locating housing development within more deprived areas has the potential to help regenerate these areas and improve the economy. However, there are no real negative effects associated with the deprivation criterion given that the development of housing in an area that is not deprived is not negative in itself. The 2015 Indices of Multiple Deprivation (Department for Communities and Local Government) were used as indicators to ensure that the most up-to-date data was included.		
Location of site in relation to designated major new transport infrastructure i.e. ability to contribute to infrastructure provision by virtue of its proximity	Site adjacent to or within 500m from proposed transport route	GIS, BBC/SHDC SHLAA information
	Site 500m-1000m from proposed transport route	
	No potential to contribute (over 1000m from proposed transport route)	
Comments: Housing sites located nearer to a proposed transport route are more likely to contribute to its provision by virtue of its proximity. Those sites adjacent to or within 500m of a proposed transport route therefore scored higher than those where there was no potential for a contribution. In order to measure the distance to proposed transport routes from all the site options, a mapping query was run on GIS. This calculated the distance from the proposed route to the nearest point of the site being assessed.		

Sustainability Appraisal Methodology

Scoring System

4.6 In order to be able to score the key elements of the Local Plan against the SA Framework, the scoring system set out in Table 4 below was used. Use of the scoring system enabled us to identify whether a positive or negative effect would be generated in relation to each SA Objective. This allowed comparisons to be made between the likely impacts on a particular SA Objective of different policy options, policies and site options.

Table 4: Sustainability Appraisal Scoring System

Symbol	Description
✓✓	Likely to have a major positive effect – significant positive effects outweigh any minor negative effects
✓	Likely to have a positive effect – positive effects outweigh any minor negative effects
0	Neutral impact
?	Uncertain or insufficient information on which to determine effect
X	Likely to have a negative effect – negative effects outweigh any minor positive effects
XX	Likely to have a major negative effect – significant negative effects outweigh any minor positive effects
✓/X	Could have a combination of positive and negative effects - may depend on implementation

4.7 The effects of each policy option and policies were recorded in tables and a pro forma was used for the assessment of site options for housing, Gypsies, Travellers and Travelling Showpeople, employment and retail. The criteria for determining the likely significance of effects on the environment are set out in Annex 1 of the SEA Directive.

Who carried out the assessment?

4.8 The Sustainability Appraisal has been undertaken 'in-house' by members of South Holland District Council's Planning Policy Team. This enabled us to ensure that the results of the SA are fully integrated into the preparation of the Local Plan. No member of the team assessed their own policies to ensure that an independent view was given.

Difficulties and limitations encountered

4.9 It is a requirement of the SEA Directive that any difficulties encountered when undertaking the appraisal are identified. The strategic nature of some of the Local Plan policies and a lack of specificity about the exact locations of development in some instances has meant that there is uncertainty as to their implementation and their ultimate effects. Other unknown factors such as

configuration, design and the timing of development as well as decisions made by Development Management Officers can also influence the effects that could occur. Where this is the case, this has been indicated accordingly in the assessment.

4.10 In addition, the considerably large number of site options to be appraised meant that it was necessary to formulate a range of assessment criteria and indicators to ensure consistency across the board. These criteria and indicators are set out in Table 3 above.

5. Developing and refining options and assessing the effects

5.1 Developing options for the Local Plan is an iterative part of the SA process, usually involving a number of consultations with the statutory consultees, stakeholders and members of the public. The Local Plan has been subject to SA at key stages, followed by public consultation (as outlined in Figure 1). The representations received in relation to the Local Plan and Sustainability Appraisal have helped to identify where there are 'reasonable alternatives' to the options being considered for the Local Plan.

5.2 Paragraph 18 of National Planning Practice Guidance on Strategic Environmental Assessment and Sustainability Appraisal defines 'reasonable alternatives' as: "the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable."

5.3 This section begins by looking at the findings of the SA in relation to the Local Plan's Strategic Priorities. It then goes on to consider the identification, development and appraisal findings of the policy options, followed by the identification and development of site options. The likely significant effects of the Publication Version policies (including cumulative effects) and the site options considered are set out in sections 6 and 7 respectively.

Strategic Priorities Assessment

5.4 The Publication Version Local Plan includes the vision for the plan area to 2036. In order to deliver this vision, it sets out a number of Strategic Priorities to be met.

5.5 Given that conflicts can arise as a result of conflicting Sustainability Appraisal Objectives and Local Plan Strategic Priorities, a compatibility assessment was undertaken to determine tensions between the Local Plan's Strategic Priorities and the SA Objectives. By doing so, we can ensure that the Local Plan will deliver sustainable development and will not have negative impacts on the society, environment and economy of South East Lincolnshire. If conflicts were identified between the two, then changes could be made.

5.6 Although the Local Plan's Strategic Priorities are distinct from the SA Objectives, there is significant overlap between them.

5.7 The following table (Table 5) summarises the findings of the compatibility assessment of the Local Plan Strategic Priorities and SA Objectives. The majority of the SA Objectives proved to be either compatible, neutral or would depend upon implementation. However, the assessment indicates that there are some potential conflicts and some uncertainties in relation to two Strategic Priorities. These conflicts and uncertainties are considered in more detail in Table 6.

Table 5: Compatibility Assessment of Local Plan Strategic Priorities and SA Objectives

	Objective 1 – housing	Objective 2 – health and well-being	Objective 3 - transport	Objective 4 – socially inclusive communities	Objective 5 - education	Objective 6 – green infrastructure and biodiversity	Objective 7 - heritage	Objective 8 – landscape and townscape	Objective 9 – air, soil and water resources	Objective 10 – sustainable use of land and waste	Objective 11 – flood risk	Objective 12 – climate change	Objective 13 - employment
1: To ensure that growth in South East Lincolnshire delivers sustainable development that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
2: To deliver development in sustainable locations that seeks to meet the needs of the Local Plan area through the identification of a strategic planning framework that takes account of flood risk to guide the scale, distribution and nature of new development across South East Lincolnshire	✓/x	✓/x	✓/x	✓/x	✓/x	✓/x	✓/x	✓/x	✓/x	✓/x	✓✓	✓	✓/x
3: To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time to mitigate its impacts on existing communities and the environment	0	✓✓	✓✓	✓✓	✓✓	✓✓	0	✓/x	✓/x	✓/x	✓✓	✓	0
4: To provide the right conditions and sufficient land in appropriate locations to help diversify and strengthen the economic base of South East Lincolnshire to meet the needs of existing companies, to attract new businesses and sources of employment, and to maximise the potential historic and environmental assets can have for sustainable tourism	0	✓	✓/x	✓	✓	✓/x	✓/x	X/?	X/?	✓/x	✓/x	✓/x	✓✓

	Objective 1 – housing	Objective 2 – health and well-being	Objective 3 - transport	Objective 4 – socially inclusive communities	Objective 5 - education	Objective 6 – green infrastructure and biodiversity	Objective 7 - heritage	Objective 8 – landscape and townscape	Objective 9 – air, soil and water resources	Objective 10 – sustainable use of land and waste	Objective 11 – flood risk	Objective 12 – climate change	Objective 13 - employment
5: To create a mutually-supportive hierarchy of vibrant self-contained town centres that provide employment, retailing and services by encouraging an appropriate scale of retail, leisure and other town-centre uses and by maximising opportunities for regeneration.	0	✓	✓/X	✓✓	0	✓/X	✓/X	✓	✓/X	✓	✓/X	✓/X	✓✓
6: To seek to meet the housing needs of South East Lincolnshire's population, including the provision of an appropriate proportion of affordable and other specialist housing to meet identified local needs	✓✓	✓/X	✓/X	✓✓	✓/X	X/?	X/?	X/?	X/?	✓/X	✓/X	✓/X	0
7: To conserve and enhance, where appropriate, South East Lincolnshire's natural, built and historic environment	0	✓	0	✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓/X	✓	0
8: To adapt to, and mitigate against the effects of, climate change by reducing exposure to flood risk, minimising carbon emissions through the sustainable location, design and construction of new development, promoting energy efficiency and renewable energy, enhancing the green infrastructure network, and by minimising the need to travel.	✓	✓	✓✓	✓	0	✓	✓	✓/X	✓	✓✓	✓✓	✓✓	0
9. To ensure that land is used efficiently and that the loss of South East Lincolnshire's high-quality agricultural land is minimised by developing in sustainable locations, at appropriate densities and by prioritising the re-use of previously-developed land	✓/X	0	✓/X	0	0	✓/X	✓/X	✓✓	✓✓	✓✓	✓	✓	0
10: To seek to improve the quality of life for everyone	✓	✓✓	✓✓	✓✓	✓	✓	0	0	0	✓	0	✓	✓

	Objective 1 – housing	Objective 2 – health and well-being	Objective 3 - transport	Objective 4 – socially inclusive communities	Objective 5 - education	Objective 6 – green infrastructure and biodiversity	Objective 7 - heritage	Objective 8 – landscape and townscape	Objective 9 – air, soil and water resources	Objective 10 – sustainable use of land and waste	Objective 11 – flood risk	Objective 12 – climate change	Objective 13 - employment
who lives, visits, works and invests in South East Lincolnshire by protecting and enhancing access to homes, employment, retail, education, healthcare, community and leisure facilities, and open space.													
11: To minimise the need to travel by improving accessibility for all to jobs, services and facilities by a range of transport, including sustainable and public transport, as well as by vehicles	0	✓✓	✓✓	✓✓	✓	✓	0	0	✓	✓	0	✓	✓
12: To increase the potential for modal shift to sustainable forms of transport, whilst recognising the importance of the private car in rural areas, by seeking to improve South East Lincolnshire's highway infrastructure and thereby minimising congestion, improving road safety and aiding economic development	✓/X	✓	✓✓	✓	0	✓	0	0	✓	✓	0	✓✓	✓

Table 6: Potential Conflicts between SA Objectives

Objective	Objective in Conflict	Conflict
1. To provide a mix of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent and affordable home in the area they want to live	6.To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire 7.To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment, heritage assets and their setting 8.To protect the quality and character of landscape and townscape and seek opportunities for enhancement 9. To protect and improve the quality of soil, air and water resources by encouraging their sustainable and efficient use 10.To encourage the sustainable use of land and waste management 11. To reduce the risk of fluvial, coastal and surface water flood hazard to people, property and land in South East Lincolnshire by managing the risk and adapting to climate change 12.To reduce South East Lincolnshire's greenhouse gas emissions and increase the area's resilience and ability to adapt to climate change	New housing developed to support this objective will impact upon natural resources, consuming more energy (and producing more carbon emissions) and producing more waste. The siting of development will increase the take-up of land which is likely to impact upon the landscape and could have an adverse impact upon biodiversity and heritage. The attainment of the building materials and building process itself could impact on land, water and air quality. Provision of additional housing may also increase flood risk.
13. To promote business growth and create high quality employment opportunities within a sustainable and diverse economy	6.To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire 7.To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment, heritage assets and their	Increased economic development will increase energy use (and carbon emissions). Activity is also likely to lead to an increased use of natural resources and waste. Provision of new employment land could have an adverse impact upon habitats and upon the landscape,

	setting 8.To protect the quality and character of landscape and townscape and seek opportunities for enhancement 9. To protect and improve the quality of soil, air and water resources by encouraging their sustainable and efficient use 10.To encourage the sustainable use of land and waste management 11. To reduce the risk of fluvial, coastal and surface water flood hazard to people, property and land in South East Lincolnshire by managing the risk and adapting to climate change 12.To reduce South East Lincolnshire's greenhouse gas emissions and increase the area's resilience and ability to adapt to climate change	townscape and heritage. The attainment of the building materials and building process itself could impact on land, water and air quality. Provision of additional housing may also increase flood risk.

Identification, Development and Appraisal of Policy Options

5.8 Policy options that were originally intended to be included in Part 1 (a Strategy and Policies Development Plan Document) of the South East Lincolnshire Local Plan were identified and presented within the Combined Preferred Options and Sustainability Appraisal Report published in May 2013. Those options were subject to SA at the time, and the findings were described within the Combined Report.

5.9 Once the decision was taken to produce a single Local Plan, it was considered necessary to identify and appraise options for the new policies that would be included and for those policies where significant changes had taken place in respect of the options. Nevertheless, it was considered that significant changes had not taken place in relation to the options for eight policies. Therefore re-appraisal was not required. The options appraisal in the Preferred Options report is therefore still relevant for the following policies[1]:

- Presumption in favour of Sustainable Development
- Development Management
- Design of New Development
- The Natural Environment
- The Historic Environment
- Pollution
- Climate Change and Renewable and Low Carbon Energy
- Promoting Safe, Accessible Open Space, Sport and Recreational Facilities

For the new policies inserted into the draft version of the Local Plan (January 2016), their options assessments were presented in the Strategic Environmental Assessment/Sustainability Appraisal Non-Technical Summary Draft for Public Consultation (January 2016).

5.10 The reasonable options have been derived from a range of sources, including background evidence studies and previous public consultations. Each of the options were assessed against the SA Framework (set out in section 2 of this document), the results of which are summarised in Table 7 (the full assessments can be found in Appendix 3 accompanying the SA Main Report).

[1] It should be noted that the title 'Promoting Safe, Accessible Open Space, Sport and Recreational Facilities' has changed to 'Community, Health and Wellbeing' in the Publication Version of the Plan, although the thrust of the policy remains the same.

Table 7: Preferred Policy Options and Reasonable Alternatives Considered

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
Policy 1: Presumption in Favour of Sustainable Development	To include a policy that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.	N/A	The preferred option was chosen as this is the only reasonable option and, given that the presumption in favour of sustainable development is at the heart of the NPPF, including this policy within the Local Plan will ensure that it is in accordance with the approach taken in national guidance.
Policy 2: Spatial Strategy	Part 1: To base the settlement hierarchy [spatial strategy] on a balance of factors relating to sustainable development, meeting development needs proportionate to the settlement's character and level of flood risk and providing guidance on meeting sustainable development outside the named settlements. Part 2: To have defined settlement boundaries.	Part 1: • To increase the proportion of development in the settlements and using the availability of land outside flood zones for development as a reason for the promotion of settlements; or • To base the settlement hierarchy on a balance of factors relating to sustainable development, meeting development needs proportionate to the settlement's character and level of flood risk and providing guidance on meeting sustainable development outside the named settlements. Part 2: To have no defined settlement boundaries.	Part 1: This option was chosen as it would provide the most balanced approach to defining the spatial strategy and providing guidance to developers and the community in relation to where development will be encouraged. Providing guidance for development outside named settlements would also ensure that the rural area can continue to thrive, in a sustainable way. An alternative option to continue with the current baseline settlement hierarchies within extant Local Plans was rejected. Given that changes to settlement infrastructure may have taken place since the existing Local Plans were adopted, this approach would not be capable of taking into account the ability of existing infrastructure to be able to accommodate future growth. A further option to increase the proportion of development in the settlements and using the availability of land outside flood zones for development as a reason for the promotion of settlements was also rejected. This is because it could lead to a more restrictive approach to development in higher tier settlements that have a higher proportion of such land. This may affect the delivery of the identified housing need for South East Lincolnshire. Part 2:

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			This was chosen as the preferred option as it would provide guidance to developers and the community in relation to where development will be encouraged and will provide more certainty for decision makers. An alternative option to have no defined settlement boundaries was rejected given that it provides less certainty and may lead to more sporadic forms of development in the countryside. Any development in the rural area is more likely to require car use which would have a negative impact on Sustainability Objectives 2 (health and wellbeing), 3 (transport) and 12 (climate change). Development would be limited to within the existing built up area meaning that the needs of rural communities – such as through the provision of housing (including affordable) and education facilities – may not be met. This would be contrary to Objectives 1 (housing) and 5 (education).
Policy 3: Development Management	To include a policy that provides an overarching approach which brings together and highlights the particular sustainability considerations that will be taken into account by decision makers when determining planning applications.	To not include an overarching policy and rely upon other policies in the Local Plan.	The preferred option was selected because, although other policies within the plan cover the full range of sustainability considerations, the provision of an overarching policy approach to development management will help to avoid the confusion that could arise from duplication with other policies. As a result, an alternative option to not produce a policy approach to development management and rely on other policies in the Local Plan was rejected.
Policy 4: Design of New Development	To include a locally preferred policy to the design of new development.	To not include a preferred policy to the design of new development and rely on national guidance in the NPPF.	The preferred option was selected owing to the NPPF advising that it is important to plan positively for the achievement of high quality inclusive design for all types and scales of development, including individual buildings, and public and private spaces and wider development schemes.

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
Policy 5: Strategic Approach to Flood Risk	To provide a strategic approach to flood risk that is specific to the issues in South East Lincolnshire.	To rely upon national flood risk guidance.	This option was selected as it is considered to be the most sustainable approach given the specific flood risk issues in the Local Plan area. This option would better help direct development away from flood risk areas and more effectively mitigate any residual risk by taking into consideration the particular challenges and needs of South East Lincolnshire. An alternative option to rely upon national flood risk guidance was rejected. This option would generate positive impacts in relation to a number of Sustainability Objectives, however it would not specifically reflect the issues known to exist in South East Lincolnshire.
Policy 6: Meeting Physical Infrastructure and Service Needs	To provide a policy framework approach to meeting the expected physical infrastructure and service needs of the planned development promoted by the Local Plan.	To provide for the physical infrastructure and service needs arising from new development on an application by application basis.	This option was chosen because it would provide the best approach given that the infrastructure needs arising from the Local Plan can, in the most part, be anticipated. This would mean that developers, service providers and the community are better prepared for meeting the investment needed to provide physical infrastructure and needs to deliver the Local Plan over the plan period. An alternative option to provide for the physical infrastructure and service needs arising from new development on an application by application basis was rejected given that it might mean that infrastructure provision is not co-ordinated with development or a phase of development. This could have an adverse impact on existing infrastructure until such a time as provision is made or sufficient funding is sought to enable delivery.
Policy 7: Developer contributions	Negotiate developer contributions on an application by application basis to help provide site-specific infrastructure, in	As the preferred option but for each Local Planning Authority to adopt a Community Infrastructure Levy Charging Schedule to aid infrastructure	The preferred option was chosen as evidence indicates that proposals in the Local Plan area can contribute a meaningful level of developer contributions as part of a viable development, whereas introducing a CIL would not be viable in Boston Borough and would not deliver meaningful sums to

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	accordance with national guidance to meet identified needs in the area.	delivery.	help deliver strategic infrastructure required in South Holland over the Local Plan period. An alternative option of combining the preferred option with each Local Planning Authority adopting a Community Infrastructure Levy (CIL) Charging Schedule to aid infrastructure delivery was rejected. This was because a CIL Charging Schedule could reduce the level of funding available for developer contributions, where viability permits.
Policy 8: Improving South East Lincolnshire's Employment Land Portfolio	(1) Allocate employment land entirely in accordance with the South East Lincolnshire Employment Land Technical Paper (January 2016) recommendations, including allowing for the flexibility of uses within employment areas as recommended within the paper; and (2) To set a locally distinct and detailed policy that supports appropriate new sustainable development including for the re-use, conversion, replacement and extension of existing buildings or the development of new units in the countryside for non-residential use.	(1) N/A (2) To rely upon national policy to guide the location, nature and extent of development within the countryside.	(1) Allocation of employment land:- This option was chosen as it is the only reasonable option. The Employment Land Technical Paper sets out the identified future requirement for employment land in South East Lincolnshire over the plan period (2011-2036) to be met. To not allocate employment land in accordance with this could mean a shortfall of land and the 'objectively assessed need' not being met. This would be contrary to the NPPF. This option will help promote a continuous supply of employment land to meet identified job growth in accessible, sustainable higher tier settlements close to where the majority of new housing is proposed to go. This would have a positive effect on the economy, helping existing businesses operate and expand, and helping to attract new businesses to the area. This option would also make provision for mixed-use development and prestige employment to help diversify the types of businesses and jobs in the area, which could help raise wage levels. Protecting and providing sites for local employment and/or business in smaller settlements should help encourage young people to stay in the area and help support the rural economy. It will also help meet existing business needs in accessible, sustainable locations which should help existing businesses operate efficiently.

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			Furthermore, the NPPF is clear that local authorities should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The Technical Paper identifies land that should be de-allocated and so this should be part of the policy approach. (2) Employment in the Countryside:- Creating a locally distinct policy will better help enhance and diversify South East Lincolnshire's rural economy, help existing businesses operate efficiently and in a viable way and may lead to more jobs in the rural area. It could also better help insure against the loss of employment land. An alternative option to rely upon national policy to guide the location, nature and extent of development within the countryside was discounted. Promoting development in the countryside means that it could have more limited access by sustainable or public transport. Furthermore, given that the option is generally permissive, more new employment development could be considered appropriate within the countryside which could generate adverse impacts on the landscape.
Policy 9: Promoting a Stronger Visitor Economy	To produce a policy approach that takes into account local circumstances, supporting appropriate visitor economy development.	To rely upon national policy to guide the location, nature and extent of tourism/visitor related uses.	The preferred option was selected as it will not only help contribute towards the vitality and viability of the existing town centres, but it will also better help support, enhance and diversify South East Lincolnshire's rural economy, and may lead to more jobs in the rural area. By facilitating the delivery of some employment generating development it should help encourage young people to stay in the area. It should also lead to more visitor revenue being generated in South East Lincolnshire and could assist in the growth of important visitor attractions such as Springfields Shopping and Festival

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			Gardens. The preferred option would provide greater opportunity to ensure planning decisions are properly informed by localised unique conditions. An alternative option to rely upon national policy to guide the location, nature and extent of tourism/visitor related uses was discounted. National policy requires application of the sequential test, favouring town centre locations first for such development, which would be detrimental to the rural economy and the sustainability of rural communities as a whole. The option chosen would likely be more beneficial in terms of delivery in that setting a distinct and detailed policy should introduce more certainty into the planning process, helping to speed-up decisions on planning applications.
Policy 10: Meeting Objectively Assessed Housing Needs	To meet the Objectively Assessed Housing Needs as set out in the respective Strategic Housing Market Assessments for Boston Borough and South Holland District.	To meet housing targets based upon housing completion rates since 1976.	The preferred option was selected as it is considered that this gives developers and the community the clearest guidance for the Local Plan period. An alternative option to meet housing targets based upon housing completion rates since 1976 was rejected. As both Boston Borough and South Holland District have seen significant population growth over the last ten to fifteen years, to base housing targets on past housing completions seems to be an unsound approach. The NPPF states that local planning authorities should ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The Strategic Housing Market Assessments objectively assess housing needs taking into account population growth. This is then related to how particular sectors of the housing offer meet the identified needs and what types of property may therefore be required.

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			Using this detailed evidence to meet objectively assessed housing needs, including for market housing, affordable housing and other specialist housing would seem to be the most reasonable option.
Policy 11: Distribution of New Housing	To distribute the opportunities for new housing provision to meet the specific housing needs of the Plan area according to the Objectively Assessed Housing Needs and the Strategic Housing Land Availability Assessment with consideration of the sustainability of settlements in the Settlement Hierarchy.	To distribute the opportunities for new housing provision to meet the overall housing needs of the Plan area according to the Objectively Assessed Housing Needs and the Strategic Housing Land Availability Assessment but not in respect of the sustainability of settlements in the Settlement Hierarchy.	The preferred option was selected because it ensures sustainability issues including flood risk and the capacity of existing physical and community infrastructure can help guide the scale of new development. This means it is less likely that significant new infrastructure will be required to make a scheme acceptable. Concentrating the majority of development within the settlements in the settlement hierarchy will have a positive effect on sustainable access and the delivery of affordable housing having a positive impact on social inclusion. It will also help ensure that new housing and employment development are linked meaning jobs for residents can be delivered close to where people live. An alternative option to distribute the opportunities for new housing provision to meet the overall housing needs of the Plan area according to the Objectively Assessed Housing Needs and the Strategic Housing Land Availability Assessment but not in respect of the sustainability of settlements in the Settlement Hierarchy was discounted. This is because it would likely mean that some new housing development would be located in settlements that have poor access to facilities for health, sport and recreation, sustainable modes of transport and education. This would have a negative impact on a number of Sustainability Objectives.
Policy 12: Vernatts Sustainable Urban Extension	To identify a broad location for the development of approximately 4,000 dwellings to the north of the Vernatts Drain and the line of the	N/A	The preferred option was selected because it is the only reasonable option given the important role that it will take in facilitating the delivery of the Spalding Western Relief Road. To develop a sustainable urban extension elsewhere in Spalding would limit its ability to contribute to the SWRR and

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	proposed SWRR with vehicular access onto the SWRR.		could impact upon the successful delivery of the road, and the associated benefits including reducing congestion in Spalding town centre and reducing queuing traffic at level crossing downtimes.
Policy 13: Holbeach West Sustainable Urban Extension	To identify a broad location for the development of approximately 900 dwellings adjoining the west of Holbeach with vehicular access onto the A151 and Spalding Road.	• To identify a broad location for the development of approximately 700 dwellings adjoining the west of Holbeach with vehicular access onto the A151 and Spalding Road; or • To provide land to accommodate 2100 dwellings in Holbeach in a variety of locations.	The preferred option was chosen because development of such a scale would provide the critical mass necessary to secure sufficient sums (from developer contributions) to help enable access to be achieved to the proposed Food Enterprise Zone (FEZ) to the west of the A151 and highway improvements at Peppermint Junction. It would also help enhance education, open space and health facilities in the town. An alternative option to identify a broad location for the development of approximately 700 dwellings adjoining the west of Holbeach with vehicular access onto the A151 and Spalding Road was discounted. This was due to the site identified being smaller in scale and therefore providing less scope to create a better form of development. It is also unlikely that sufficient sums would be generated (from developer contributions) to help deliver the transport and other community infrastructure mentioned above. This would have an adverse impact on the delivery of the proposed FEZ to the west of the A151 and the employment opportunities it would generate. A further option to provide land to accommodate 2100 dwellings in Holbeach in a variety of locations was also rejected. This was because taking a more dispersed approach to housing land allocations in Holbeach would also mean that it would be unlikely that sufficient sums would be generated (from developer contributions) to help deliver transport and community infrastructure in Holbeach and the associated

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			benefits.
Policy 14: Providing a Mix of Housing	To include a policy based upon up-to-date evidence with regard to the mix of property that is most likely to meet the needs of the area over the Local Plan period.	To not include a policy and rely upon market and consumer demand to bring about an appropriate mix of housing.	The preferred option was chosen because it will better help meet identified local needs in the long term, meaning needs can be delivered at the strategic level rather than by a piecemeal approach. It will better help meet the affordable housing need over the Local Plan period in terms of the mix of property types that are likely to be required. An alternative option to not include a policy and rely upon market and consumer demand to bring about an appropriate mix of housing was discounted. This option would contribute towards meeting the affordable housing need in the Local Plan area, however a piecemeal approach based purely on market indicators is unlikely to be helpful to assess the needs at the strategic level. This may result in an undersupply of the most required types of affordable housing.
Policy 15: Affordable Housing	To include a policy that provides mechanisms by which more affordable housing can be provided to meet needs.	To rely upon existing housing agencies and the private rented sector to meet the needs of those requiring affordable housing	The preferred option was selected as it would secure the highest proportion of affordable homes in a far wider range of circumstances than the alternative. The alternative option to rely upon existing housing agencies and the private rented sector to meet the needs of those requiring affordable housing was therefore rejected. This option was considered to be contrary to the NPPF which states that local planning authorities should ensure that their Local Plan meets the full, objectively assessed needs for affordable housing. There is less certainty that the identified affordable housing need would be met with this approach given that no control could be exercised over the number of affordable homes that are provided. It would also undermine attempts to create mixed and balanced communities.
Policy 16: Rural	To provide a policy framework	• To rely upon the allocated	The preferred option was chosen as it would provide a

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
Exception Sites	by which proposals for rural housing exceptions sites may come forward to meet the specific housing needs of a settlement.	housing sites to meet the objectively assessed housing needs for market and affordable housing; or • To identify rural housing exception sites to meet the specific housing needs of a settlement that are not met by allocated housing sites	framework whereby Rural Exceptions Sites could be considered to meet the need identified to 2036. This approach is most likely to address affordable housing need, including specialist provision in the rural area and will provide more certainty to delivery. An alternative option to rely upon the allocated housing sites to meet the objectively assessed housing needs for market and affordable housing was discounted. This was because many sites in rural areas may be below the 11 dwelling threshold (or 1000sqm gross floorspace) to qualify for affordable housing, or sites above the threshold may not be able to provide for affordable housing as part of a viable scheme. As a result, leaving it to the market is not likely to meet acute affordable housing need in the rural area as it will not address the need in smaller settlements that do not have allocations. A further option to identify rural housing exception sites to meet the specific housing needs of a settlement that are not met by allocated housing sites was also discounted. Given that the scale and variety of specific housing needs varies by settlement, and because there are numerous settlements in the spatial strategy, this could limit flexibility for providers.
Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople	To allocate land to meet the need identified for Gypsies, Travellers and Travelling Showpeople accommodation in the Boston and South Holland Gypsies, Travellers and Travelling Showpeople Accommodation Assessment (November 2016), and to	To allocate land to meet the need identified for Gypsies, Travellers and Travelling Showpeople accommodation in the Boston and South Holland Gypsies, Travellers and Travelling Showpeople Accommodation Assessment (November 2016)	The preferred option was chosen as it will not only help ensure that the accommodation needs for Gypsies, Travellers and Travelling Showpeople is met across the plan area, the criteria-based element against which planning applications can be judged will also mean that specific key issues can be addressed through policy. The framework will help provide more certainty for residents, applicants and decision makers. It is considered to be unreasonable not to include a policy in

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	include a criteria-based element against which planning applications for allocated and unallocated sites can be judged.		respect of planning for Traveller sites in the light of evidence that a five-year supply of specific deliverable sites for Gypsies, Travellers and Travelling Showpeople cannot be identified at the present time. To do otherwise would be contrary to the provisions of the NPPF and the planning policy for traveller sites.
Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings	To retain a criterion based policy as in the current Boston Borough Local Plan 1999 and South Holland Local Plan 2006.	• Restrict HMOs in certain areas where there is a clustering of such properties; or • Identify a particular concentration of HMOs which would be acceptable in an area and restrict through policy	The preferred option was chosen as it would not restrict the number of HMOs as the alternative options considered would. HMOs make an important contribution to low cost accommodation for single people and those on low incomes and so taking an approach which does not directly seek to restrict their numbers will have a positive impact on meeting housing need in the area. Two alternative options were rejected. This was due to their inherently restrictive nature.
Policy 19: Replacement Dwellings in the Countryside	To produce a policy approach that takes into account local circumstances, supporting appropriate replacement dwellings in the countryside.	To rely on national policy guidance in the NPPF to guide the location, nature and extent of development within the countryside.	The preferred option was selected as it promotes the erection of replacement dwellings in circumstances where the existing layout is not fit for the residents' purpose, thereby making good use of brownfield land. Setting out a framework by which applications for replacement dwellings in the countryside should be determined also helps to provide more certainty for residents, applicants and decision makers. An alternative option to rely on national policy guidance in the NPPF to guide the location, nature and extent of development within the countryside was rejected. Although it would help to promote sustainable housing development in rural areas, it would not provide the opportunity to limit the size of replacements to a level that is considered appropriate in the local landscape. Existing dwellings may be replaced with larger ones which could lead to a reduction of smaller dwellings in the countryside. This would have a negative impact on the

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			housing stock.
Policy 20: Reuse of Buildings in the Countryside for Residential Use	To produce a policy approach that takes into account local circumstances, supporting the appropriate conversion of redundant rural buildings to residential use in the countryside.	To rely on national policy guidance in the NPPF to guide the location, nature and extent of development within the countryside.	The preferred option was chosen as it promotes the conversion of rural buildings to residential use which will add to the rural housing stock, making sustainable use of materials and land. Setting out a framework by which applications for the conversion of redundant buildings to residential use should be determined also helps to provide more certainty for residents, applicants and decision makers. An alternative option to rely on national policy guidance in the NPPF to guide the location, nature and extent of development within the countryside was discounted. This was because the pro sustainable development stance of the NPPF may provide less weight or opportunity to factor in the impact of development proposals on certain aspects of the built and natural environment such as, ecology and biodiversity, heritage assets and the character of the landscape.
Policy 21: The Retail Hierarchy	Part 1: To identify town centre and primary shopping area boundaries in accordance with the South East Lincolnshire Town Centre and Retail Capacity Study (2013) and other up-to-date evidence such as annual monitoring undertaken by each Local Planning Authority. Part 2: To include a policy that reflects national policy on sequential and impact tests but to set a local threshold for impact tests for additional	Part 1: To identify town centre and primary shopping area boundaries in accordance with the Retail Study. Part 2: To include a policy that reflects national policy on sequential and impact tests.	Part 1: The preferred option was selected because it would recognise the current position in each centre and will ensure that the town centres are robust in the long term, better reflect the existing level of retailing and will help maintain their current levels of health. This is in accordance with the NPPF which states that local planning authorities should 'define a network and hierarchy of centres that is resilient to anticipated future economic changes'. An alternative option to identify town centre and primary shopping area boundaries in accordance with only the Retail Study was discounted given that it would not take into account recent evidence and would therefore not reflect the up-to-date position in each centre. Part 2: The preferred option was selected as it would ensure that new development would not have a negative impact on the area's town centres and would help support their on-

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	floorspace of 500spm (gross) for Boston town and 250sqm (gross) for Spalding and the District and Local Centres.		going operation and development. Setting a lower threshold - (500sqm (gross) for Boston town and 250sqm (gross) for Spalding and the District and Local Centres - for when an impact assessment will be required will help protect the town centre from medium and large scale out-of-centre food stores and other shops which could have significant adverse impacts. It should help support existing jobs and create new employment in the area. An alternative to include a policy that reflects only national policy on sequential and impact tests was rejected because it would mean that main town centre uses (including leisure facilities) of 2500sqm could be an acceptable size in the town centres before an impact assessment is required. Depending on the type and scale of development promoted it could lead to a significant adverse impact on the vitality and viability of the town centres; the overall quantity of retail floorspace in the town centres, and the scale of individual retail units typically found in these centres, mean that a development of 2,500 sq m (around 25,000 sq ft) would potentially represent both a significant proportion of the total and a very large unit in the local context. Such a development would therefore have the potential to significantly affect the sustainability of shopping patterns in the area. This may be particularly noticeable in the smaller town centres of the Main Service Centres.
Policy 22: Primary Shopping Frontages	Part 1: To identify primary frontages in Boston and Spalding Town Centres in accordance with the South East Lincolnshire Town Centre and Retail Capacity Study (2013), and other up-to-date evidence identified through annual monitoring for units	Part 1: To rely on the 2015 Use Classes Amendment Order (Permitted Development Rights) and national policy	Part 1: The preferred option was chosen because, overall, it would better ensure the continued vitality and viability of Boston and Spalding's Primary Shopping Areas. This option would recognise the current position in each centre (by taking into account the findings of the Retail Study and annual monitoring) and reflect the provisions in the Permitted Development Rights. This is in accordance with the NPPF which states that local planning authorities should clearly define primary frontages in designated centres. An alternative

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	above the thresholds identified in Permitted Development Rights or any successor. Part 2: To include a policy which would allow for non-A1 uses in the Primary Shopping Frontages except where the number or coalescence of such uses, within larger units, would undermine the retail function or harm the vitality and viability of the Primary Shopping Area.	Part 2: To include a policy which sets out the percentage of non-A1 uses that would be allowed along any one Primary Shopping Frontage within larger units.	option to rely on the 2015 Use Classes Amendment Order (Permitted Development Rights) and national policy was discounted given that it would mean that units could potentially become non-A1 uses which may have an adverse impact on the vitality and viability of Boston and Spalding's Primary Shopping Areas. Part 2: The preferred option was chosen as it would maintain the primary retail function of larger units within each Primary Frontage, whilst recognising that non-A1 uses may have certain characteristics that would contribute to the vitality and viability of that frontage. This option would enable recognition of the current position in each centre at the time a planning application is submitted. Furthermore, it is in accordance with the NPPF which states that local planning authorities should clearly defined primary frontages in designated centres and set policies that make clear which uses will be permitted in such locations. An alternative option to include a policy which sets out the percentage of non-A1 uses that would be allowed along any one Primary Shopping Frontage within larger units was rejected. This was because it was considered that limiting the number of non-A1 uses within a Primary Shopping Frontage to a set percentage could result in larger buildings remaining vacant for a long period. This could lead to experiences of antisocial behaviour and, clearly, vacant buildings that are left to decline will have a negative impact on townscape.
Policy 23: Additional Retail Provision	To include a policy that identifies South East Lincolnshire's additional comparison and convenience floorspace requirements in	N/A	The preferred option was selected as it is the only reasonable option. Given that the NPPF states that it is important that retail needs are met in full, it is appropriate that a policy approach is taken which involves identifying South East Lincolnshire's additional comparison and convenience

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	accordance with the South East Lincolnshire Town Centre and Retail Capacity Study (2013).		floorspace requirements in accordance with the need identified in the South East Lincolnshire Town Centre and Retail Capacity Study (2013). This option reflects recent evidence based on more recent trading density data and the current position in each centre projected forward to identify demand for the short and long term.
Policy 24: The Natural Environment	To include a policy that seeks to protect and, where possible, enhance the natural environment.	To not include a policy on the natural environment and rely on national guidance in the NPPF.	The preferred option was selected as it will produce a policy that provides a local flavour to the NPPF context and there is no evidence to suggest that South East Lincolnshire's Natural Environment can be better protected and enhanced through reliance on national policy alone.
Policy 25: The Historic Environment	To include a policy that seeks to protect and, where possible, enhance the historic environment.	N/A	The preferred option was chosen as there is only one reasonable policy option given that the NPPF states that Local Planning Authorities should set out a positive strategy for the historic environment. However, it is also important that any preferred policy approach reflects local circumstances and views. It is not a reasonable option to rely on guidance in the NPPF alone.
Policy 26: Pollution	To include a locally distinct policy approach to pollution.	N/A	The Preferred Options report did not consider a separate approach to pollution, although the proposed Environment Policy included contamination criteria, along with natural and historic environment criteria. No reasonable alternatives were considered to exist and so it was determined that a specific policy on pollution should be included in the local plan.
Policy 27: Climate Change and Renewable and Low Carbon Energy	To include a positive policy detailing how South East Lincolnshire will contribute to the need to adapt to, and mitigate against, climate change. This will also include an approach to renewable and low carbon energy and how	N/A	The preferred option was chosen as it is the only reasonable approach given that the NPPF states that Local Authorities should have a positive strategy to promote energy from renewable and low carbon sources. It is also important that any preferred policy approach reflects local circumstances and views. It would be unreasonable not to seek to address the issues

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	such development will be dealt with through the development management process across South East Lincolnshire.		arising from climate change or to actively discourage renewable and low carbon energy generation, as this would be contrary to the NPPF. At present no evidence is available to suggest that there is a need to allocate any sites within South East Lincolnshire to deliver renewable and low carbon energy schemes. As such, it is unreasonable to outline a policy approach that seeks to identify a broad need for such schemes.
Policy 28: Community, Health and Wellbeing	This policy was dealt with under the following 3 separate headings in the Preferred Options Report; Open Space, Sport and Recreation; Safe and Accessible Environments; and Equality of Access to Community Facilities. Taken together, the preferred option is to include a policy that: seeks to ensure that all sections of the community have access to high-quality open space and opportunities for sport and recreation by protecting and, where possible, enhancing such community facilities; requires new development to create environments which are safe and accessible, which discourage crime and disorder (and the fear of crime), and which encourage community use; and seeks to ensure that	To not include a policy on community, health and wellbeing and to rely on national guidance in the NPPF.	The preferred option was selected because although all the issues that might be contained in a Local Plan policy are already covered by the NPPF's provisions, a Local Plan policy can express them more directly and with a local context, and can ensure that anyone who wishes to participate in the planning process in South East Lincolnshire is aware of these issues without needing to refer to the NPPF.

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
	all sections of the community have access to the services which are needed to support their education, health, and social, cultural and spiritual well-being.		
Policy 29: Delivering a More Sustainable Transport Network	To rely on the NPPF but to also include a policy within the Local Plan to reflect up-to-date local strategies and priorities.	To rely on the NPPF.	The preferred option was chosen as it will better address congestion and promote an improved public and sustainable transport network, thereby improving access to local services and facilities. Including a locally distinct policy will help address specific local issues – such as identified congestion 'hotspots' and areas of poor connectivity – and priorities. It is unreasonable to produce a policy approach that fails to recognise the importance of sustainable transport and accessibility as this would be contrary to the provisions of the NPPF.
Policy 30: Delivering the Spalding Transport Strategy	To rely on the NPPF but to also include a locally distinct policy within the Local Plan which will help deliver transport solutions identified in the Spalding Transport Strategy (September 2014).	To rely on the NPPF.	The preferred option was selected as it would promote a locally tailored approach better suited to addressing the specific transport issues identified within Spalding in the Spalding Transport Strategy. An alternative option to rely only on the NPPF was rejected on the basis that it would not address local issues and priorities.
Policy 31: Vehicle and Cycle Parking	To rely on the NPPF but to also include a policy within the Local Plan to reflect up-to-date local strategies and priorities.	To rely on the NPPF.	The preferred option was selected as it would promote a locally tailored approach better suited to addressing the specific car parking issues identified in South East Lincolnshire. It would also provide more clarity on local cycle parking requirements. An alternative option to rely only on the NPPF was rejected on the basis that a locally tailored approach that reflects local strategies and priorities would be able to better address local

Policy	Preferred Option	Reasonable Alternatives	Reasons for selecting Preferred Option
			circumstances and would provide the clarity mentioned above.

Identification and Development of Site Options

Housing Sites

5.11 Site options for housing development were identified through the Strategic Housing Land Availability Assessment (SHLAA) (January 2016, subsequently replaced by an updated July 2016 version). The SHLAA assesses the suitability, availability and achievability of sites. Where all three elements are satisfied, a site is considered as being developable.

5.12 In terms of the sustainability appraisal, only those housing sites that were identified within the SHLAA as being developable were assessed. Sites outside of the top 3 tiers of the Spatial Strategy – Sub-Regional Centres, Main Service Centres and Minor Service Centres – were also not appraised given that their allocation would be contrary to the principles of the settlement hierarchy. As such, these were not considered to be 'reasonable alternatives'. The site assessments have been refined through on-going evidence collection and discussions/representations with infrastructure providers and other stakeholders as a result of the consultations undertaken in January 2016 and July 2016. All the SA housing site assessments can be found in Appendices 5 (Preferred Sites) and 6 (Reasonable Alternatives) of the SA Main Report. Sites where construction was already known to have begun following planning permission being granted have not been included. Where planning permission has been granted for a site since the SA assessment and the assessment identified negative impacts, it is considered that the relevant Planning Committee, and Development Management officers will have been confident that these issues could be addressed through certain implementation measures (such as design, layout and the use of planning conditions and s106 legal agreements etc.).

Gypsy, Traveller and Travelling Showpeople Sites

5.13 Few site options were considered in respect of Gypsy, Traveller and Travelling Showpeople sites. The Boston and South Holland Gypsy and Traveller Accommodation Assessment (November 2016) identified a need arising for one residential plot for a travelling showperson's household at The Stables, Baulkins Drove, Sutton St James. An assessment undertaken of the site indicated that it is available, achievable and suitable, and therefore 'developable', so it was subject to SA. With respect to meeting the need for residential pitches for gypsy and traveller households in South Holland, three potential sites were put forward by landowners. However, only one was identified as 'developable' and assessed as part of the SA. No sites have been identified for Boston. The two site assessments can be found in Appendix 7 of the SA Main Report.

Employment Sites

5.14 Site options for employment were identified through an Employment Land Assessment[2]. In total, 24 sites were identified which either have land available for employment use on site or are currently unallocated, and without permission. These sites underwent sustainability appraisal and are presented in Appendix 8 of the SA Main Report.

Retail Sites

5.15 The site options identified for retail were those submitted to us through the Local Plan process and were sites where we knew interest had been expressed in the past with regards to utilising that land for retail or commercial use. The sustainability appraisal of these sites can be found in Appendix 9 of the SA Main Report.

5.16 The SA findings for all of the housing, Gypsies, Travellers and Travelling Showpeople, employment and retail site options are summarised in Appendices 1 - 4 respectively at the end of this Non-Technical Summary.

[2] South East Lincolnshire Employment Land Availability Assessment 2017

6. Likely Significant Effects of the Publication Version Policies

6.1 This section presents the SA findings for the policies in the Publication Version of the Local Plan (March 2017). The SA scores for all of the policies in the Local Plan are presented in Table 8 overleaf and the cumulative effects of the Plan as a whole are described by SA objective underneath the table.

6.2 In accordance with the SEA directive, the effects are predicted taking into account the criteria presented in Annex 1(f). The following were therefore considered when assessing each policy:

a) the significance of the effect using the scoring system outlined in Table 4.
b) the duration of the effect in terms of the short-term (0-5 years), medium-term (5-10 years) and long-term (15 years +);
c) the likelihood of the effect; and
d) whether the effect would be permanent or temporary (or if there is the *potential* for the effect identified to be permanent or temporary).

Table 8: Summary of SA of the Publication Version Local Plan Policies

	Objective 1. Housing	Objective 2. Health and well-being	Objective 3. Transport	Objective 4. Socially inclusive communities	Objective 5. Education	Objective 6. Green infrastructure and biodiversity	Objective 7. Heritage	Objective 8. Landscape and townscape	Objective 9. Air, soil and water resources	Objective 10. Sustainable use of land and waste	Objective 11. Flood risk	Objective 12. Climate change	Objective 13. Employment
Policy 1: Presumption in favour of Sustainable Development	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 2: Spatial Strategy	✓✓	✓✓	✓	✓✓	✓	?	?	X	X	X	✓	✓/X	✓✓
Policy 3: Development Management	✓✓	✓✓	✓	✓✓	✓/X	✓	✓	✓	✓	✓	✓	✓	✓
Policy 4: Design of New Development	✓	✓	✓	✓	0	✓/X	✓✓	✓✓	✓	✓/X	✓✓	✓✓	✓
Policy 5: Strategic Approach to Flood Risk	✓	✓	✓	✓	✓	✓✓	✓/X	✓	✓/X	✓/X	✓✓	✓	✓/X
Policy 6: Meeting Physical Infrastructure and Service Needs	0	✓✓	✓✓	✓✓	✓	✓	0	✓/X	✓/X	0	✓✓	✓	✓
Policy 7: Developer Contributions	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓/X	✓	0	✓	✓	✓
Policy 8: Improving South East Lincolnshire's Employment Land Portfolio	✓✓	✓✓	✓	✓✓	✓✓	?	?	X	X	X	✓	✓/X	✓✓
Policy 9:Promoting a Stronger Visitor Economy	✓✓	✓✓	✓	✓✓	✓✓	?	?	✓/X	✓/X	✓/X	✓	✓/X	✓✓
Policy 10: Meeting Objectively Assessed Housing Needs	✓✓	?	?	?	✓	?	?	X	X	X	✓	X	✓✓
Policy 11: Distribution of New Housing	✓✓	✓✓	✓	✓✓	✓	?	?	X	X	X	✓	✓/X	✓✓
Policy 12: Vernatts Sustainable Urban Extension	✓✓	✓	✓/X	✓	✓/X	✓	0	X	X	X	✓	✓/X	✓
Policy 13: Holbeach West Sustainable Urban Extension	✓✓	✓	✓	✓	✓	✓	?	X	X	X	✓	✓/X	✓✓

	Objective 1. Housing	Objective 2. Health and well-being	Objective 3. Transport	Objective 4. Socially inclusive communities	Objective 5. Education	Objective 6. Green infrastructure and biodiversity	Objective 7. Heritage	Objective 8. Landscape and townscape	Objective 9. Air, soil and water resources	Objective 10. Sustainable use of land and waste	Objective 11. Flood risk	Objective 12. Climate change	Objective 13. Employment
Policy 14: Providing a Mix of Housing	✓✓	0	✓	✓✓	0	✓	✓	✓	✓	✓	✓	✓	✓
Policy 15: Affordable Housing	✓✓	✓	✓/X	✓	✓	?	?	?	X	X	✓	✓/X	?
Policy 16: Rural Exception Sites	✓✓	✓	✓/X	✓	✓	?	?	?	X	X	✓	✓/X	?
Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople	✓✓	✓	✓/X	✓✓	✓	?	?	?	X	X	✓	✓/X	?
Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings	✓	✓	✓/X	✓/X	✓	✓	✓	✓	✓	✓✓	✓	✓/X	✓✓
Policy 19: Replacement Dwellings in the Countryside	✓	?	X	?	?	?	?	✓	✓	✓	✓	✓/X	?
Policy 20: Reuse of Buildings in the Countryside for Residential Use	✓✓	?	X	?	?	✓/X	✓	✓	✓	✓✓	✓/X	✓/X	?
Policy 21: The Retail Hierarchy	✓	✓	✓	✓	?	✓/X	✓	✓/X	✓	✓	✓/X	✓/X	✓✓
Policy 22: Primary Shopping Frontages	✓	✓	✓	✓	?	✓/X	✓	✓/X	✓	✓	✓/X	✓/X	✓✓
Policy 23: Additional Retail Provision	✓	✓	✓	✓	?	✓/X	✓	✓/X	✓	✓	✓/X	✓/X	✓✓
Policy 24: The Natural Environment	0	✓	✓/X	✓/X	✓	✓✓	✓	✓✓	✓	✓	✓	✓/X	✓/X
Policy 25: The Historic Environment	✓/X	✓	0	✓	✓	✓	✓✓	✓✓	0	✓	0	✓/X	✓
Policy 26: Pollution	0	✓	✓	✓	✓/X	✓	✓	✓	✓✓	✓/X	✓	✓✓	✓
Policy 27: Climate Change and Renewable and Low Carbon Technology	✓	✓	✓	✓	✓/X	✓	✓	✓/X	✓	✓/X	✓✓	✓✓	✓
Policy 28: Community, Health and Wellbeing	✓	✓✓	✓	✓✓	✓	✓✓	✓	✓	✓	0	✓	✓	✓
Policy 29: Delivering a More Sustainable Transport Network	0	✓	✓✓	✓	✓	✓/X	✓/X	✓/X	✓	0	0	✓	✓
30: Delivering the Spalding Transport	0	✓	✓✓	✓	✓	✓	✓/X	0	✓/X	0	0	✓	✓

	Objective 1. Housing	Objective 2. Health and well-being	Objective 3. Transport	Objective 4. Socially inclusive communities	Objective 5. Education	Objective 6. Green infrastructure and biodiversity	Objective 7. Heritage	Objective 8. Landscape and townscape	Objective 9. Air, soil and water resources	Objective 10. Sustainable use of land and waste	Objective 11. Flood risk	Objective 12. Climate change	Objective 13. Employment
Strategy													
31: Vehicle and Cycle Parking	0	✓	✓	✓	✓	✓/X	0	✓	✓	0	✓/X	✓	✓

Objective 1: Housing

6.3 The Publication Version Local Plan seeks the delivery of at least 18,675 new homes in South East Lincolnshire over the Plan period (2011-2036) to meet the Objectively Assessed Need (OAN) for the area. As part of meeting this need, a proportion of these homes will be required to be affordable housing. The percentage of affordable homes to be provided on sites which meet the national affordable housing threshold is set out in the policy in the Plan. This will make a positive contribution towards increasing the area's supply of affordable housing.

6.4 Other policies in the Local Plan relating to the mix of housing, rural exception sites, sustainable urban extensions, accommodation for Gypsies, Travellers and Travelling Showpeople, HMOs and the sub-division of dwellings, replacement dwellings in the countryside and the reuse of buildings in the countryside for residential use all make an important contribution to meeting the area's identified housing need, particularly in terms of increasing the range of housing types, sizes and tenures. Furthermore, policies such as those concerning climate change and the design of new development will also have a positive impact on this objective given that they contribute towards creating high quality, safe, energy efficient and ultimately sustainable affordable homes. It is therefore considered that there is likely to be a cumulative significant positive impact against this objective.

Objective 2: Health and Wellbeing

6.5 A number of the policies in the Local Plan are likely to have either a positive or significant positive impact on this objective. Locating development in line with the Spatial Strategy and Distribution of New Housing policies (i.e. the majority being directed towards the Sub-Regional Centres and Main Service Centres) will increase accessibility to key facilities and services by more active modes of travel such as walking and cycling. This is also where the majority of healthcare facilities are located which will have a significant positive impact on health and wellbeing. Furthermore, the Community, Health and Wellbeing policy will help create opportunities for exercise nearby, thereby supporting healthy and active lifestyles. This will have a significant positive impact given the identified low levels of physical activity and excess weight in both children and adults in South East Lincolnshire. It will also mean that community facilities and open space could be provided and/or existing ones enhanced (where necessary) where development will increase the need for it. Policy 8: Improving South East Lincolnshire's Employment Land Portfolio and Policy 9: Promoting a Stronger Visitor Economy will also have significant positive impacts given that being in employment is linked to mental wellbeing and is generally seen as being a contributor to higher levels of self-esteem.

6.6 A number of other policies are also likely to have a positive impact on health and wellbeing such as Policy 3: Development Management, Policy 12: Vernatts Sustainable Urban Extension, Policy 13: Holbeach West Sustainable Urban Extension, Policy 24: The Natural Environment, Policy 25: The Historic Environment and some other housing and transport related policies. They are likely to have a positive impact in terms of promoting walking and cycling and should contribute towards providing increased and improved opportunities for undertaking

outdoor leisure, with its associated benefits for health.

6.7 However, the capacity of existing health infrastructure is an important consideration given the level of housing identified as necessary to meet the OAN. Without appropriate mitigation measures being adopted, the growth expected could adversely affect healthcare services. The phasing of new development in line with investment in such facilities (as indicated in the Infrastructure Delivery Plan) will be critical. Policies that require contributions to infrastructure improvements (Policy 6: Meeting Physical Infrastructure and Service Needs and Policy 7: Developer Contributions) should help mitigate any adverse effects likely to arise from the increase in population associated with the new housing development proposed. The Plan should therefore help meet the equality, health and social care needs of the area's population.

6.8 Overall, it is considered likely that there will be a cumulative positive impact against this objective.

Objective 3: Transport

6.9 The Spatial Strategy and Distribution of New Housing policies seek to direct the majority of new development towards the Sub-Regional Centres and Main and Minor Service Centres. In doing so, this will help to reduce the need to travel by car and promote the use of more sustainable modes of transport such as public transport, walking and cycling. It will also ensure good access to jobs, services and green infrastructure locally. In addition, the promotion of a significant amount of new development in the Sub-Regional Centres and Holbeach should help facilitate the delivery of strategic transport infrastructure. These policies will therefore have a positive impact on the Transport objective.

6.10 Policy 29: Delivering a More Sustainable Transport Network will have a significant positive impact against this objective given that it will not only promote and widen the opportunities for more sustainable and greener modes of travel to be delivered but it will also help facilitate the delivery of key transport infrastructure such as the Boston Distributor Road and the Spalding Western Relief Road. Policy 6: Meeting Physical Infrastructure and Service Needs and Policy 7: Developer Contributions will also have a significant positive impact as they will ensure that new development is accompanied by the necessary transport infrastructure to support it. Policy 30: Delivering the Spalding Transport Strategy will also have a significant positive impact as it will have a very important part to play in providing solutions to current transport management issues in Spalding, pending the completion of the Spalding Western Relief Road in its entirety.

6.11 In terms of the economy and employment, Policy 8: Improving South East Lincolnshire's Employment Land Portfolio and Policy 9: Promoting a Stronger Visitor Economy will have positive impacts by ensuring that the majority of development associated with these policies will take place within the higher tier settlements where access is more likely to be achievable by sustainable modes of transport.

6.12 Policy 13: Holbeach West Sustainable Urban Extension will have a positive impact on this objective as its development will help facilitate the provision of roundabouts on the A151 and at the A151/A17 junction – one of the priority transport projects identified in Policy 29. Policy 12: Vernatts Sustainable Urban Extension has the potential to have a positive impact on this objective by facilitating the delivery of another priority transport project – the Spalding Western Relief Road. However, it will be dependent upon implementation.

6.13 The three retail policies are also likely to have a positive impact on this objective as focusing future retail and leisure development in places closer to where people live may deter longer trips to centres higher up the retail hierarchy. It may also encourage people to use more sustainable modes of transport to make such journeys.

6.14 However, Policy 19: Replacement Dwellings in the Countryside and Policy 20: Reuse of Buildings in the Countryside for Residential Use are likely to have an adverse impact on this objective. By their very nature, such developments will be located in areas that are likely to be inaccessible by sustainable transport. It is therefore highly likely that the private car will be the preferred mode of transport for those living there.

6.15 The impacts of some other policies are likely to depend upon implementation. It is therefore considered that, overall, the Local Plan will have a cumulative mixed positive/negative impact on this objective.

Objective 4: Socially Inclusive Communities

6.16 There are a number of policies that will have a significant positive impact against this objective.

6.17 As Policy 2: Spatial Strategy and Policy 11: Distribution of New Housing seek to direct the majority of new development towards the Sub-Regional Centres, Main and Minor Service Centres there should generally be good access to essential services, facilities and employment opportunities, although it will ultimately depend on the location of the development and existing provision. It is also important to note that the capacity of these facilities also varies and so mitigation would be required in those cases where access is more limited otherwise there could be a significant adverse impact over the long-term. The phasing of new development in line with investment in such facilities (as indicated in the Infrastructure Delivery Plan) will be important. Policy 6: Meeting Physical Infrastructure and Service Needs and Policy 7: Developer Contributions will have a significant positive impact as they will ensure that any adverse effects likely to arise from the increase in population associated with the new housing development proposed is mitigated through the provision of new community infrastructure. Policy 8: Improving South East Lincolnshire's Employment Land Portfolio and Policy 9: Promoting a Stronger Visitor Economy will also have significant positive impacts as they will help facilitate the creation of job opportunities which can contribute to equality, community vibrancy and inclusivity.

Due to their scale, the strategic urban extensions (Policies 12 and 13) provide significant opportunities to improve the level of green infrastructure, health care and sports facilities available.

6.18 Policy 3: Development Management will also have a significant positive impact on this objective by ensuring that high quality of development is provided. It will help foster strong and secure communities and promote safe, comfortable and pleasant environments for people to live in. Furthermore, Policy 14: Providing a Mix of Housing scores significantly positive against this objective as it promotes the need to secure a suitable mix of housing in new residential development which will help secure balanced and mixed communities. Policy 17 relating to Gypsies, Travellers and Travelling Showpeople and Policy 28: Community, Health and Wellbeing will also have significant positive impacts. The requirement that Gypsy and Traveller sites be accessible from education, health care and other local facilities is likely to help create stronger and more secure communities, particularly as easy access to these services and facilities would positively encourage use and promote social inclusion. The open space, sport and recreational facilities policy will ensure that new community facilities are accessible to all sections of the community which will help to promote social inclusion. This is particularly important in areas of deprivation where car ownership is likely to be lower.

6.19 New large scale housing development, such as the three Sustainable Urban Extensions, will have a positive impact on this objective as they provide the opportunity to provide necessary community infrastructure on site. Furthermore, the promotion of more sustainable modes of transport through the transport policies will have a positive impact on this objective as it can help reduce the impacts of traffic on communities, including noise disturbance, community severance and improving road safety.

6.20 There is, however, some uncertainty relating to Policy 19: Replacement Dwellings in the Countryside and Policy 20: Reuse of Buildings in the Countryside for Residential Use. The nature of these dwellings means that they will be located outside the development limits of a settlement and are therefore likely to be some distance from community facilities. This may discourage use.

6.21 Despite this, it is considered that the Local Plan will have a cumulative significant positive impact against this objective.

Objective 5: Education

6.22 There are a number of policies that will have either a significant positive or positive impact against this objective.

6.23 Policy 8: Improving South East Lincolnshire's Employment Land Portfolio and Policy 9: Promoting a Stronger Visitor Economy will have significant positive impacts given that the provision of employment opportunities could also result in an associated increase in the quantity and quality of training opportunities available to residents.

6.24 Policy 13: Holbeach West Sustainable Urban Extension will have a positive impact on this objective given that its development will help facilitate access to the Holbeach Food Enterprise Zone site to the west which will provide education opportunities.

6.25 The higher tier settlements in the Spatial Strategy reflect the location of primary schools whilst secondary schools are located in the Sub-Regional Centres and some Main Service Centres. A significant proportion of development is to be directed towards these settlements and so the approach taken in the Spatial Strategy as well as the Distribution of New Housing policy will ensure that education facilities can be accessed on foot/bike by most. In locations where educational facilities are beyond a short walking distance, often there is still good access via high frequency bus services and/or multi-user routes.

6.26 Evidence suggests that across the area there is an immediate need for extra primary, secondary and post 16 school places - a situation which is anticipated to become more severe in the future. This situation is likely to be exacerbated by the new housing development proposed in South East Lincolnshire meaning that the phasing of development in line with the capacities of educational facilities will be vital. Policy 6: Meeting Physical Infrastructure and Service Needs and Policy 7: Developer Contributions will have a significant positive impact on this objective as they will ensure that developer contributes towards any provision and/or enhancement needed where educational facilities are at, or near to, capacity. In addition, a site for a new secondary school in Spalding has been identified, and its early delivery will be important for alleviating pressures on the existing schools in the eastern part of the town.

6.27 Policy 16: Rural Exception Sites, Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople and Policy 18: HMOs and the Sub-Division of Dwellings all direct development towards locations where residents should be able to access education and so will have a positive impact on this objective.

6.28 There may also be positive impacts on this objective from the natural and historic environment policies as the assets protected by them often represent good educational resources for people of all ages. Furthermore, promoting the use of sustainable modes of transport and improving vehicle and cycle parking (Policy 29: Delivering a More Sustainable Transport Network, Policy 30: Delivering the Spalding Transport Strategy and Policy 31: Vehicle and Cycle Parking) can contribute towards ensuring good access to educational facilities.

6.29 As with other objectives, there is some uncertainty relating to the impacts of Policy 19: Replacement Dwellings in the Countryside and Policy 20: Reuse of Buildings in the Countryside for Residential Use. The nature of these dwellings means that they will be located outside the development limits of a settlement and are therefore likely to be some distance from educational facilities. There is therefore the potential

for an adverse impact in respect of this and given the size of the expected development, mitigation is unlikely to be sought.

6.30 The impact of the three retail policies on this objective is also uncertain. The promotion of retail development could provide training opportunities although it will depend on the businesses involved.

6.31 Although the Vernatts Sustainable Urban Extension (Policy 12) is located in the Sub-Regional Centre of Spalding, improvements to educational facilities will need to be made and phased in line with the construction of housing. The impact will therefore depend upon implementation.

6.32 Even though there is the potential for adverse impacts it is considered that the Local Plan will have a cumulative positive impact against this objective.

Objective 6: Green Infrastructure and Biodiversity

6.33 Given the scale of new development proposed in the Local Plan there is the potential for significant adverse impacts on biodiversity and green infrastructure. For example, development could result in high levels of disturbance/loss of habitat for protected/priority species/habitats. In such an instance, mitigation would be essential to minimise adverse impacts. To deliver the level of housing growth proposed in the Local Plan there will be the need for some development of greenfield land which could have adverse impacts on habitats and species due to landtake. It may also have a secondary impact on air and water quality. In cases where development would involve the loss of existing open space or playing fields, compensation should be through either on or off-site provision. Policy 6: Meeting Physical Infrastructure and Service Needs and Policy 7: Developer Contributions will assist in achieving this. The exact impact is uncertain at this stage, however, as it will depend on the location of sites and the implementation of mitigation. Once mitigation becomes established there may be the potential for net-gains. A combination of buffering of new development and habitat creation has the potential to have a positive impact on biodiversity over the long-term. It could also help make biodiversity more resilient to climate change. Furthermore, there are likely to be opportunities for significant improvements to the quantity and quality of amenity open space and GI across the area as a result of the new development associated with the Plan, particularly in the case of the sustainable urban extensions. This would have a positive impact in terms of improving connectivity for ecological and habitat networks.

6.34 Policy 24: Natural Environment directly seeks to protect and enhance the natural environment and so will have a significant positive impact against this objective. In addition, the project level Habitats Regulations Assessment has helped identify measures to avoid likely significant effects identified through the screening process. Policy 5: Strategic Approach to Flood Risk and Policy 28: Community, Health and Wellbeing will both also have a significant positive impact. Many flood management schemes and SuDS will directly enhance biodiversity through the creation of habitats and green infrastructure is often provided as recreational space.

6.35 There are a number of policies that are likely to have a positive impact on this objective. Policy 3: Development Management, Policy 18: HMOs and the Sub-Division of Dwellings, Policy 24: The Historic Environment, Policy 26: Pollution and Policy 27: Climate Change and Renewable and Low Carbon Technology all require development to have an acceptable impact on the natural environment.

6.36 Uncertain impacts against this objective have been identified for some policies as site specifics are unknown and the effect will ultimately depend upon implementation. However, considering all of the above, the Local Plan should have a cumulative positive impact on this objective.

Objective 7: Heritage

6.37 In a number of instances, the impact of Local Plan policies on this objective will depend upon the location, type and design of development and any mitigation secured.

6.38 Policy 25: Historic Environment directly seeks to conserve and enhance the historic environment and so will have a significant positive impact against this objective. The Design of New Development policy is also likely to have a significant positive impact as it seeks to ensure that new development complements existing heritage assets and that historic buildings are reused appropriately.

6.39 A number of positive impacts have also been identified in relation to other policies. For example, the reuse of buildings in the countryside for residential use (Policy 20) can help conserve buildings of architectural and historic merit. Furthermore, the three retail policies in the Local Plan should help keep historic buildings in the area's retail centres in good use. The provision of new and/or enhanced green infrastructure where necessary (Policy 28: Community, Health and Wellbeing) and the protection of biodiversity (Policy 24: The Natural Environment) may help to conserve and/or enhance the appearance or setting of designated and non-designated heritage assets. The Developer Contributions policy (Policy 7) will ensure that the provision of GI is secured when it is needed. The criterion set out in Policy 3: Development Management will also have a positive impact on this objective. Development of the Vernatts Sustainable Urban Extension (Policy 12) is unlikely to have a significant impact on any heritage assets, although the impact of the Holbeach West Sustainable Urban Extension (Policy 13) will depend on mitigation.

6.40 It is considered that the Local Plan is likely to have a cumulative positive impact on this objective.

Objective 8: Landscape and Townscape

6.41 Given the level of housing and employment development proposed in the Local Plan (Policy 10: Meeting Objectively Assessed Housing Needs and Policy 8: Improving South East Lincolnshire's Employment Land Portfolio) there are likely to be adverse impacts on the landscape both during the plan period and beyond. Negative impacts are particularly likely as a result of the development of the strategic urban

extensions due to their scale. Mitigation should therefore be considered carefully to help minimise adverse impacts. In the Other Service Centres and Settlements tier of the settlement hierarchy and in locations where settlements are in close proximity to each other, the identification of settlement boundaries should help mitigate negative impacts by limiting the impact of urban sprawl.

6.42 Some policies are likely to generate positive impacts against this objective. For example Policy 3: Development Management will be critical to the strategic protection and enhancement of the quality and character of landscape and townscape. Protection of the landscape is also likely to have secondary benefits by protecting features such as Ancient Woodland, Trees and Hedges. Furthermore, certain flood mitigation measures (Policy 5: Strategic Approach to Flood Risk) can promote positive landscape impacts by enhancing the character and appearance of the local area. Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings, Policy 19: Replacement Dwellings in the Countryside and Policy 20: Reuse of Buildings in the Countryside for Residential Use all ensure that impacts on the character and appearance of the area should be acceptable. In addition, the development of such sites may even secure landscape or townscape improvements. The Pollution policy in the Local Plan (Policy 26) seeks to avoid adverse harm to the natural and built environment therefore helping steer development away from areas that are of high landscape and townscape character. The provision of open space can contribute positively to landscape and townscape quality (Policy 28: Community, Heath and Wellbeing). However, some of the policy impacts against this objective are more uncertain as site specifics and/or the type of development are unknown and the effect will ultimately depend upon implementation and design.

6.43 Although the Local Plan is likely to have positive impacts on local townscape and in certain areas on the landscape, due to the proposed concentration of significant new development on the edge of settlements it is considered that the Plan will have a cumulative mixed positive/negative impact on this objective.

Objective 9: Air, Soil and Water Resources

6.44 The Local Plan's Pollution policy (Policy 26) will have a significant positive impact on this objective in terms of protecting soil resources and surface and groundwater quality and minimising pollutants.

6.45 However, although the Local Plan seeks to direct the majority of new development to the most sustainable settlements (Policy 2: Spatial Strategy, Policy 11: Distribution of New Housing and Policy 8: Improving South East Lincolnshire's Employment Land Portfolio) where sustainable/public transport is more likely to be accessible, due to the level of growth proposed it is likely that there will be an increase in trips by car with an associated adverse impact on air quality (resulting from emissions). This could have an adverse impact on the area's two Air Quality Management Areas in Boston town, if unmitigated. However, the protection and enhancement of natural habitats through Policy 3: Development Management and Policy 24: The Natural Environment will have a positive impact on this objective as mature trees and vegetation perform valuable roles as carbon sinks. In addition, some flood

management measures, green infrastructure and open space can help the absorption of pollutants from the air through leaf uptake and contact removal (Policy 5: Strategic Approach to Flood Risk, Policy 24: The Natural Environment, Policy 27: Climate Change and Renewable and Low Carbon Technology and Policy 28: Community, Health and Wellbeing). Policy 29: (Delivering a More Sustainable Transport Network) will also have a positive impact on this objective as promoting the use of more sustainable modes of transport should have a positive impact on minimising carbon emissions.

6.46 Given that a significant amount of development is expected to take place at the edge of settlements, it is highly likely that high quality agricultural land will be lost which will have an adverse impact on this objective. The sustainable urban extensions in particular will result in the loss of a significant amount of agricultural land and the very nature of rural exception sites (Policy 16: Rural Exception Sites) also means that such land will be lost. The development of Gypsy and Traveller sites (Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople) is also likely to utilise agricultural land and the siting of caravans causes soil compaction which can affect its function and quality. However, Policies 18 – 20, 22 and 23 will ensure the sustainable use of land by providing for development on brownfield land.

6.47 New development associated with the Local Plan will also increase water consumption. This could be problematic given that the pressure on water in South East Lincolnshire is greater than elsewhere in the country. This situation should be considered in the Infrastructure Delivery Plan, be kept under review throughout the plan period and infrastructure provided where necessary.

6.48 Overall, it is considered that the Local Plan will have a cumulative mixed positive/negative impact on this objective.

Objective 10: Sustainable use of Land and Waste

6.49 Due to the scale of development proposed in the Local Plan it is likely that there will be adverse impacts on land and waste (Policy 10: Meeting Objectively Assessed Housing Needs and Policy 8: Improving South East Lincolnshire's Employment Land Portfolio). To deliver the level of housing growth proposed in the Local Plan it's likely that a considerable amount of greenfield land will be lost, particularly at the edge of settlements and in the case of the three sustainable urban extensions. It will also lead to an increase in the amount of waste produced. In addition, development of the sustainable urban extensions will result in the loss of a significant amount of greenfield land as will rural exception sites by their very nature (Policy 16: Rural Exception Sites). The development of Gypsy and Traveller sites (Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople) is also likely to utilise greenfield land. Furthermore, given the current economic climate and the fact that brownfield sites can be more difficult and costly to develop, it is likely that greenfield sites will be developed at a higher rate.

6.50 The HMO and Sub-Division of Dwellings Policy (Policy 18) and Policy 20: Reuse of Buildings in the Countryside for Residential Use will have a significant positive impact

on this objective. Both policies promote the reuse of existing buildings for other purposes which will have a positive impact on minimising the loss of greenfield land. The three retail policies are also likely to have a positive impact on this objective by directing new retail (and other main town centre uses where relevant) to the existing centres. It is therefore likely that brownfield land will be utilised. Furthermore, the reuse of buildings and land is supported in the Historic Environment policy (Policy 25), therefore helping to positively encourage the use of sustainable local materials and divert materials away from landfill. It is considered that development associated with the Local Plan is unlikely to sterilise economically important mineral resources which will have a positive impact on this objective.

6.51 In the case of some policies the impacts are more uncertain as they depend upon specific site characteristics and mitigation.

6.52 Overall, the Local Plan is likely to result in a cumulative negative impact on this objective given the scale of residential development proposed and the loss of land which is not possible to mitigate.

Objective 11: Flood Risk

6.53 At a strategic level, the scale of housing and employment growth proposed could have a significant adverse impact against this objective. The Spatial Strategy (Policy 2) directs the greatest amount of growth to the Sub-Regional Centres,Main Service Centres and Minor Service Centres, much of which is located in Flood Zones 2 and 3, and the majority of proposed employment allocations in Policy 8: Improving South East Lincolnshire's Employment Land Portfolio are located within Flood Zone 3a, and are therefore at risk of flooding. Although the three sustainable urban extensions have some level of flood risk associated with them, it is expected that mitigation measures and a sustainable drainage network will help to minimise the risk. At a site specific level, a sequential approach to locating development has been taken to ensure that the majority of new housing will be located in settlement/areas of settlements that are at a lower of flood risk and hazard.

6.54 There are a number of policies that would have a significant positive impact on this objective. Although the NPPF sets out the requirement for a sequential approach to locating development, Policy 5: Strategic Approach to Flood Risk provides a framework by which strategic improvements to flood risk (which may be brought forward during the Local Plan period) can be assessed, and enhanced, where possible. This will have a significant positive impact on alleviating flood risk. Policy 6: Meeting Physical Infrastructure and Service Needs is also likely to have a significant positive impact as it will ensure that new development is accompanied by appropriate drainage mechanisms and flood management infrastructure. In terms of other policies, Policy 27: Climate Change and Renewable and Low Carbon Energy and Policy 4: Design of New Development require proposals to show how flood mitigation measures will be incorporated in the design and construction. The use of Sustainable Drainage Systems will help to minimise off-site water discharge. Flood management/mitigation measures will be identified through a Flood Risk Assessment.

6.55 Policy 24: The Natural Environment and Policy 28: Community, Health and Wellbeing make provision for the incorporation of green infrastructure which will have a positive impact on this objective. Given the scale of housing development proposed, there is likely to be an increase in hardstanding and therefore surface water run-off. However, the integration of green infrastructure within development can contribute positively towards managing surface water and reducing the probability or the severity of flooding events. Policy 3: Development Management will ensure that sustainable drainage and flood risk considerations are taken into account.

6.56 Although the Local Plan is likely to have positive (some significant) impacts on this objective, overall the impact is likely to depend upon implementation and the mitigation requirements identified by each site specific Flood Risk Assessment. The location of development will also be a very important factor. As a result of the high level of flood risk across much of South East Lincolnshire, and the quantity and distribution of development proposed, there is likely to be significant adverse impacts unless mitigation is implemented.

Objective 12: Climate Change

6.57 Given that the need for 18,675 new homes (Policy 6: Meeting Objectively Assessed Housing Needs) and at least 82ha of employment land (Policy 8: Improving South East Lincolnshire's Employment Land Portfolio) is identified for the plan period the Local Plan will inevitably result in an increase in greenhouse gas emissions from energy used in new development and associated activities including increased vehicle journeys. Furthermore, implementation of the Local Plan is likely to lead to an increase in the amount of hardstanding, a decrease in the amount of greenfield land (particularly in the case of the three sustainable urban extensions) and involve new development in closer proximity to land at risk from flooding. This will minimise the natural environments ability to adapt to the effects of climate change.

6.58 However, as the Plan directs the majority of new development towards the Sub-Regional Centres, Main Service Centres (including the three sustainable urban extensions) and Minor Service Centres where more sustainable transport options are likely to be available, the need to travel by car may be minimised. This would have a positive impact on this objective. The Pollution policy (Policy 26) will have a significant positive impact on this objective as development proposals that would have an adverse impact (either individually or cumulatively) in relation to the emission of pollutants, such as greenhouse gases, will not be permitted. Policy 27: Climate Change and Renewable and Low Carbon Technology will also have a significant positive impact as it provides a policy commitment that proposals for the development of renewable and low carbon sources of energy will be supported and considered in the context of contributing to the achievement of sustainable development and meeting the challenge of climate change. Overall, the policy should help minimise greenhouse gas emissions and contribute to climate change adaptation. In addition, Policy 28: Community, Health and Wellbeing seeks the provision of green infrastructure where necessary. This will have a positive impact on this objective given that the incorporation of green infrastructure within

development can contribute to the absorption of greenhouse gases. Enabling greater use of sustainable modes of transport (Policy 29: Delivering a More Sustainable Transport Network and Policy 30: Delivering the Spalding Transport Strategy) will help to reduce use of the private car which should aid in reducing greenhouse gas emissions. The Development Management (Policy 3) and Design of New Development (Policy 4) policies will also have a positive and significant positive impact respectively on this objective by helping to minimise energy use and greenhouse gas emissions.

6.59 Overall, it is considered that the Local Plan will have a cumulative mixed positive/negative impact on this objective. Although there is likely to be an increase in greenhouse gas emissions as a result of the growth proposed in the Plan, the incorporation of renewable energy facilities, energy efficiency of buildings and sustainable travel options will provide some level of mitigation for this. Until site specific mitigation measures are identified the extent of impacts are somewhat uncertain.

Objective 13: Employment

6.60 A number of significant positive impacts have been identified against this objective.

6.61 The Spatial Strategy (Policy 2) proposes to concentrate the majority of new development in and around the Sub-Regional Centres, Main Service Centres and Minor Service Centres. The hierarchy reflects the location of employment areas (existing or proposed) meaning that most of the sites identified in Policy 8: Improving South East Lincolnshire's Employment Land Portfolio are within walking/cycling distance of a settlement in these tiers of the hierarchy and/or have good public transport access. In addition, over the long-term, access to employment is also likely to improve as further employment development associated with the Main Employment Areas takes place. The employment policy (Policy 8) also seeks to diversify the local economy. This will help to support the economy in the long-term and reduce unemployment which will have a significant positive impact on this objective. In addition, Policy 9: Promoting a Stronger Visitor Economy will have a significant positive impact by helping to facilitate the growth of South East Lincolnshire's visitor economy.

6.62 The provision of 18,675 new homes (Policy 10: Meeting Objectively Assessed Housing Needs) could encourage the inward migration of people (e.g. skilled professionals) which will help to support the local economy. An increased local population is also likely to support the economy and primacy of the town centres in terms of increased spend on local facilities, shops, and services. This will therefore have a significant positive impact. At a strategic level, the Holbeach West Sustainable Urban Extension (Policy 13) will help facilitate access to the proposed Food Enterprise Zone which will deliver significant economic benefits for the area. Its development also provides opportunities to make significant improvements to the level of sustainable transport options and/or links with existing multi-user routes which will have a positive impact on this objective.

6.63 The Local Plan's three retail policies will also have significant positive impacts. Overall, they will help to facilitate a sustainable retail economy and encourage employment, particularly through the identification of additional retail provision in Spalding. This is particularly important given that the long term unemployment rates for both Boston Borough and South Holland District are higher than the county and national averages. They will also ensure that no one centre encroaches on the vitality and viability of the others and will support the primacy of Boston and Spalding's town centres.

6.64 There are a number of other policies that are likely to have a positive impact on this objective. Policy 3: Development Management will help improve the attractiveness of the area which could help encourage inward investment and inward migration of workers within professional and technical occupations.

6.65 The historic environment is an essential element of the economic potential of South East Lincolnshire. Heritage assets have the potential to contribute to tourism which, in turn, provides economic benefits. Their protection through Policy 25: Historic Environment will therefore have a positive impact on this objective.

6.66 In addition, the renewable energy sector provides opportunities for employment growth in South East Lincolnshire. Policy 27: Climate Change and Renewable and Low Carbon Technology will therefore have a positive impact on this objective by supporting proposals for the development of renewable and low carbon sources of energy that will help to achieve this.

6.67 Policy 29: Delivering a More Sustainable Transport Network and Policy 30: Delivering the Spalding Transport Strategy will also have a positive impact on this objective by helping reduce traffic congestion and promoting sustainable modes of transport which could reduce journey times to key employment sites. This could have indirect benefits since congestion leads to increased costs for businesses in terms of access to raw materials and supplies, and in servicing their markets.

6.68 Overall, it is considered that the Local Plan will have a cumulative significant positive impact on this objective.

7. Likely Significant Effects of the Site Options Considered – Publication Version Allocations and Reasonable Alternatives

7.1 Sustainability Appraisal of site options for housing and employment development was first undertaken in 2015 prior to publication of the draft Local Plan. The findings were shared with the Planning Officers so that they (along with other factors) could help inform the site selection in the draft Plan. During the consultation on the draft Local Plan in January-February 2016, new sites were submitted to us for consideration and so these have also been appraised.

7.2 No retail sites were identified in the draft Local Plan, however it was considered necessary to meet an identified need in the Preferred Sites for Development consultation in July-August 2016. Several sites had been considered (where we knew interest had been expressed in the past with regards to utilising that land for retail or commercial use) and were appraised, but were discounted. We therefore issued a call for retail sites as part of this consultation and received a number of submissions as a result.

7.3 To provide a more consistent approach to the appraisal of about 1000 sites, the Assessment Criteria set out in Table 3 were used. The Assessment Criteria contain a range of environmental, social and economic indicators considered important when assessing the sustainability of sites in South East Lincolnshire. The indicators provide an accurate basis from which to undertake the site assessments and to provide detailed evidence to inform the site selection process. A desktop based assessment was completed for each site which considers the site without mitigation, but may suggest ways that implementation may bring about a more positive impact. To ensure that all sites were treated equally, any additional information submitted to the local planning authorities (such as that through planning applications) was not used. Every site assessment is a snapshot in time and so it should be noted that there may be differences between these and the explanation given in the SHLAA.

7.4 A pro forma was used which could be completed for each site. It took the form of a table containing each of the 13 sustainability objectives against which a site was assessed using the assessment criteria and indicators relevant to that objective. The SA Scoring System (see Table 4) indicates the overall impact each site would have on a given objective.

7.5 The detailed SA tables for the housing, Gypsies, Travellers and Travelling Showpeople, employment and retail site options can be found in Appendices 5-9 of the SA Main Report. However, the findings for both the proposed allocations and reasonable alternatives are summarised in Appendix 1.

8. Preparation of the Sustainability Appraisal Report

8.1 The SA Main Report and this Non-Technical Summary describe the process that has been undertaken in carrying out the Sustainability Appraisal of the South East Lincolnshire Local Plan. They set out the appraisal's findings in relation to the Local Plan's strategic priorities, policy options, Publication Version Policies and site options, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary effects). The reasons for selecting or rejecting certain options during the preparation of the Local Plan are also described.

9. Consultation on the Sustainability Appraisal Report

9.1 Consultation has been undertaken at various stages of the Local Plan and Sustainability Appraisal process. A scoping report for the emerging Strategy and Policies DPD was published for consultation in January 2012, followed by the publication of the Combined Preferred Options and Sustainability Appraisal Report in May 2013. Furthermore, key elements of the scoping report were updated and consulted upon in January 2015[3]. At draft Plan stage in January 2016, the Strategic Environmental Assessment/Sustainability Appraisal Non-Technical Summary Draft for Public Consultation was issued for consultation. We are now at the final stage of plan preparation and so the Joint Committee are inviting comments on the Publication Version of the Local Plan and the Sustainability Appraisal Report.

10. Mitigation and Recommendations

10.1 Many of the significant negative effects identified in the appraisal of the Local Plan can be reduced, offset or prevented altogether through mitigation measures. Such measures can also be proposed to maximise the positive effects likely to arise. Typical mitigation measures could include: changes to policy wording; removal of statements that are not compatible with the sustainability objectives; the addition of new statements, including 'protective' statements; requirements to substitute or offset for certain types of impacts, for instance, through projects that replace any benefits lost through other projects; and requirement for further assessment, such as landscape or traffic assessments.

[3] The consultation comments and officer responses for both the 2012 and 2015 consultations on the Scoping Report can be found in Appendices 4 and 5 of the SA Scoping Report (Main Report)

10.2 Whilst undertaking the appraisal of the draft Local Plan policies during 2015, a number of recommendations were made for mitigating the potential negative effects of policies and enhancing potential positive effects. In addition, assessment was undertaken again prior to completion of the Publication Version Local Plan (where significant changes to policies had occurred or new policies had been inserted (13 and 30)). The recommendations made have been reconsidered as the Local Plan developed into its current form. The key recommendations made throughout the process, the policy author's response and final outcome are summarised below in Table 9.

Table 9: SA Recommendations for Policy Changes and Author Response and Outcome

Policy	SA Recommendations	Author response and outcome
1: Presumption in favour of Sustainable Development	No changes to policy text recommended.	-
2: Spatial Strategy	The following change to policy wording is recommended (in bold): *'sustains **employment opportunities**, existing facilities and helps meet the service needs of nearby settlements and people.'*	Change made to supporting text. Promoting sustainable balanced communities is the basis of the spatial strategy. This means that employment opportunities should be promoted in locations where housing growth is expected to take place. Recognition of this will generate significant positive impacts against Objective 13.
3: Development Management	The following change to policy wording is recommended (in bold): *subject to sustainable development considerations and other **policies in this Local Plan**.*	Clarification that this is an overarching summary of all sustainable development considerations contained in other policies has been added to the supporting text. This strengthens the policy approach by ensuring the more detailed considerations of other policies are referred to.
	Given the potential for development to have adverse impacts on physical and/or social infrastructure, the addition of the following is recommended: *Where it can be demonstrated through the Infrastructure Delivery Plan that a new development will have adverse impacts on existing physical, social or green infrastructure, mitigation may be required. This could be secured via planning condition, S278 highways agreement or s106 legal agreement.*	Detailed reference to securing new infrastructure has been added to the supporting text, supplemented by a reference to Policies 5 and 6. This addresses the point identified. It is important that new development does not place an unacceptable adverse impact upon existing infrastructure. This change will generate more positive impacts against the SA Framework.
4: Design of New Development	Reference should be made in the policy to ensuring accessibility for all, including disabled people.	'Accessibility for all' has been added to the policy. The design of new development must ensure that buildings and spaces are accessible to all so that everyone can enjoy the same quality of life. This change would have positive impacts in terms of access and social inclusion.
	Change should be made to include reference to the use of locally sourced materials.	Change added as proposed to policy. This change will help Policy 4 generate more positive impacts in terms of use of resources and help the area mitigate the impacts of climate change through a reduction in carbon miles.
	Reference should be made to the need to make provision for facilities for the storage of recycling bins in the policy.	Change made to policy. This change will help generate more positive impacts in terms of waste management, particularly in relation to Objective 10.
5: Strategic Approach to Flood Risk	The following change is recommended: Reference should be made to the potential for flood mitigation measures to be secured via planning condition or s106 legal agreement.	Reference to the use of planning conditions has been added to the supporting text. Change will provide more certainty that mitigation will be delivered, thereby generating more positive impacts against Objective 11.
	Given the flood risk associated with certain parts of South East	Change added to supporting text. This will provide more certainty that all

	Lincolnshire it would be appropriate to add: *Applications must be accompanied by a Flood Risk Assessment, appropriate to the scale, type and location of the development*.	relevant flood risk issues and appropriate mitigation will be identified thereby ensuring the risk is more likely to be minimised.
6: Meeting Physical Infrastructure and Service Needs	Either reference to flood management measures should be made or it should be clarified that such infrastructure is expected to be secured through Policy 5.	Reference to flood management infrastructure has been added to the supporting text as well as a reference to Policy 5. Flood risk is an important issue for the Local Plan. Acknowledging flood management and the more detailed approach elsewhere in the Local Plan would strengthen the policy against Objective 11.
7: Developer Contributions	No changes to policy text recommended.	-
8: Improving South East Lincolnshire's Employment Land Portfolio	Given that employment uses have the potential to generate greater levels of traffic, it is recommended that a criterion is included within the policy to ensure that permission is only granted for proposals where the use is well related to the existing road network and would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.	Change made to policy – there should be no unacceptable impact on the local highway network. This addition will significantly strengthen the positive impacts generated against Objective 3, as well as in relation to community safety.
	Employment development has the potential to impact on the quality of the landscape. It is therefore recommended that the policy refers to the need to achieve a high standard of design that blends satisfactorily into the locality in terms of architectural detailing, materials of construction and landscaping.	Change made to policy. Criteria have been added into the policy which will ensure that the scale does not harm the character of the locality and that the design is responsive to the local context. This addition will significantly strengthen the positive impacts generated against Objective 8, ensuring that any development adds value to its setting rather than detracts from the quality of the landscape.
9: Promoting a Stronger Visitor Economy	It is recommended that the following additional criterion is added to the first section of the policy: *The development respects the intrinsic qualities of the natural and built environment of the locality.*	No change required - It is considered that this issue is adequately covered by the natural environment and historic environment policies. The policy itself also makes reference to the fact that development should not conflict with neighbouring land uses and reference is made to assimilating development into the landscape in the supporting text.
10: Meeting Objectively Assessed Housing Needs	No changes to policy text recommended.	-
11: Distribution of New Housing	No changes to policy text recommended.	-
12: Vernatts Sustainable Urban Extension	Add: *Development proposals will be expected to:* • *Provide an element of affordable housing in accordance with Policy 15; and* • *Provide a range of dwelling types and sizes to deliver a*	Change made as proposed to policy. Given the size and scale of the sustainable urban extension there could be significant adverse impacts, therefore it is important that several key principles and design requirements are factored in from an early stage to enable quality development and a sustainable

	balanced community over the lifetime of the development; and • *Take account of approved Design Codes (or other mechanisms employed) to ensure high quality and locally distinctive design; and* • *Appropriate provision of on-site open space; and* • *Maximise opportunities for walking and cycling by giving careful consideration to the location of key uses; and* • *Integrate sufficient car and cycle parking in accordance with the standards set out in Policy 30; and* • *Demonstrate that potential noise and visual impacts arising from the Spalding Western Relief Road can be adequately mitigated; and* • *Incorporate a comprehensive Sustainable Drainage System to manage surface water drainage and safeguard against any increased flood risk.* The policy could be strengthened by making reference to the development of a local centre within the SUE that will provide community/social facilities, which are important for health and wellbeing and cohesive communities. The policy itself could also be improved by being more specific (like Policy 13) in terms of the type of infrastructure (i.e. healthcare, educational and/or sports facilities) that is likely to be required as a result of the proposal.	community to be delivered in the long term. This addition would strengthen the positive impact of this policy against a number of objectives. Change made to policy. This addition will strengthen the positive impacts of this policy against a number of social SA objectives.
13: Holbeach West Sustainable Urban Extension	No changes to policy text recommended.	-
14: Providing a Mix of Housing	The following addition is recommended: In order to secure an appropriate mix of housing, planning conditions or s106 legal agreement will be used.	Change made to supporting text, which covers this point. This will provide greater certainty relating to delivery so will generate more positive impacts against Objective 1 in particular.
	It is recommended that clarification is provided as to whether the percentage targets included in the policy can be used to meet the specific needs of older people or those with disabilities.	Change made to supporting text, which covers this point. This will provide greater certainty relating to delivery so will generate more positive impacts against Objective 1 in particular.
15: Affordable Housing	It is recommended that reference is made to securing affordable housing via planning condition or s106 legal agreement.	Change made to supporting text. This will provide greater certainty relating to delivery so will generate more positive impacts against Objective 1 in particular.

16: Rural Exception Sites	It is recommended that the policy make reference to securing affordable and specialist homes in perpetuity to ensure that residents benefit in the long term. S106 legal agreements may be used to achieve this.	Change made to policy. Identifying the means by which housing need will be secured will give greater certainty in terms of meeting housing need now and in the future. This will strengthen the policy against Objective 1.
17: Accommodation for Gypsies, Travellers and Travelling Showpeople	The following change to policy wording is recommended (in bold): *Development proposals on allocated and unallocated sites should* ***not be located adjacent to uses likely to endanger the health of occupants such as a refuse tip, water recycling centres or contaminated land.***	Change made to policy. This change will help ensure that a high level of health and well-being for all residents is promoted in the area. This will strengthen the positive impacts against Objective 2, particularly in relation to residential amenity.
	The following change to policy wording is recommended (in bold): *already be, or* ***be capable of being, provided with appropriate infrastructure such as electricity, drinking-water supply, waste-water treatment and recycling/waste management****.*	Change made to policy. This change will help ensure that residents have access to appropriate supporting physical infrastructure. This will generate more positive impacts against Objective 10.
	The following change to policy wording is recommended (in bold): Change recommended: *sites for permanent residential use should;* ***already be, or be capable of being, suitable for mixed residential and business use.***	Change made to policy. Given that self-employment is common amongst the gypsy and traveller community this change will have a positive impact by ensuring the provision of space related to business operation. This is likely to generate more positive impacts against Objective 13.
18: Houses in Multiple Occupation and the Sub-Division of Dwellings	It is recommended that the policy could be strengthened through reference to *the provision of safe and secure cycle parking* in the criteria.	No change required - It is considered that this issue is adequately covered by the design of new development, and vehicle and cycling parking policies.
19: Replacement Dwellings in the Countryside	It is recommended that the policy makes reference to the significant adverse impact replacement dwellings can have, individually and cumulatively, on the character of individual properties and their surroundings.	Changes have been made to the supporting text to reflect the need for the design to be sympathetic to the site itself, the surrounding area and the character of the countryside. These changes will help generate positive impacts particularly with regard to Objective 8.
	The following should be included within the policy wording itself: *the LPA will consider removing Permitted Development Rights for extensions and outbuildings to prevent future additions that cumulatively would add to the impact of the development on the landscape*.	The policy has been amended accordingly. Given that the policy is specifically designed to manage the appropriate replacement of dwellings in the countryside, this change will provide more certainty that the visual impact upon the landscape, both individually and cumulatively in the long term will be protected. More positive impacts will therefore be achieved against Objective 8.
20: The Reuse of Buildings in the Countryside for Residential Use	It is recommended that reference is made to the potential requirement for an ecological survey where protected species may be present in a building.	Change added to supporting text. Many rural buildings make ideal habitats for protected species such as bats and barn owls and so this change in the policy will help generate positive impacts against Objective 6.

	The following should be included within the policy wording itself: *the LPA will consider removing Permitted Development Rights for extensions and outbuildings to prevent future additions that cumulatively would add to the impact of the development on the landscape*.	The policy has been amended accordingly. Given that the policy is specifically designed to manage the appropriate reuse of buildings in countryside for residential use, this change will provide more certainty that the visual impact upon the landscape, both individually and cumulatively in the long term will be protected (Objective 8).
21: The Retail Hierarchy	It is recommended that reference is made to new development being expected to have good pedestrian and **cycle** links with the rest of the centre.	Change made to policy. This change will help ensure that sustainable access is promoted. This will strengthen the positive impacts against Objective 3.
	The addition of the following wording in bold is recommended: *Development within these locations will be expected to **ensure suitable access to the highway network, whilst promoting an acceptable level of safety.***	Change made to policy has taken this issue into consideration. This change will help ensure that appropriate vehicular access is promoted which will strengthen the positive impacts against Objective 3, particularly when viewed with those for community safety.
	The addition of the following wording in bold is recommended: *Development within these locations will be expected to **already be, or be capable of being, provided with recycling and waste management facilities**.*	Criterion 5 has been amended so as to cover this. This change will ensure that refuse and litter is managed appropriately, which should promote the more sustainable use of land and waste (Objective 10).
22: Primary Shopping Frontages	It is recommended that the following criterion is added: *Will not have an adverse impact on surrounding amenity (noise, odour, waste, highways and parking)*	No change required – it is considered that these issues are adequately covered by the development management and design of new development policies.
	It is recommended that the following criterion is added: Result in the enhancement or restoration of the character of the site or its immediate area	No change required – it is considered that character issues are covered by the development management and design of new development policies.
23: Additional Retail Provision	There is no reference within the policy to the protection of the character of an area and so the policy could be improved by the addition of: *New floorspace should be consistent with a centre's scale, function and physical capacity to integrate such development. It should also respect the character of the centre, including its special architectural and historic interest, and not adversely affect the amenity of any adjacent residential areas.*	No change required – It is considered that this is adequately covered by the retail hierarchy and historic environment policies.
24: The Natural Environment	It is recommended that the following addition is made to the policy: *Proposals should particularly seek to contribute towards the UK priority habitats and species in South East Lincolnshire, and any additional Lincolnshire Biodiversity Action Plan species.*	Reference to priority habitats and species has been added to the policy (criterion A2). Changes have also been made to the supporting text. This change will promote significant positive impacts, particularly with regard to Objective 6 by promoting sustainable habitat networks.
	The addition of the following wording in bold is recommended: *maximising opportunities for the **creation,** restoration,*	Changes made to policy criterion B3. This change will promote significant positive impacts, particularly with regard to Objective 6 by promoting

	*enhancement and connection of natural habitats **and species of principal importance.***	sustainable habitat networks.
	It is recommended that the following addition is made to the policy: *biodiversity and geodiversity conservation features that will help wildlife to adapt to climate change where appropriate.*	Changes made in the form of policy criterion B5. The natural environment is an important tool in helping the area adapt to climate change. This change will ensure that the area is more able to adapt to climate change in the long term, thereby generating more positive impacts against Objective 12.
25: The Historic Environment	It is recommended that the following addition is made to the policy: *proposals that either secure the future of heritage 'at risk' or prevent assets from becoming 'at risk' in the first place will be encouraged where the significance of the asset can be adequately protected.*	Change added to supporting text as proposed. This change should ensure significant positive impacts are generated by this policy, particularly against Objective 7.
	It is recommended that the following addition is made to the policy: *The significance, character and setting of heritage assets of local interest, including those on a local list, will be protected by using the criteria for designated assets when assessing the demolition of a non-designated heritage asset; requiring alterations and extensions to be based on an accurate understanding of the significance of the asset and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;*	No change required – It is considered that reference to a local list should not be included because the criteria used would need to be justified and there is reference within the policy to non-designated heritage assets.
	It is recommended that the following addition is made to the policy: *Proposals for enabling development, which would otherwise conflict with national and local planning policies, but which would secure the future conservation of a heritage asset, may be permitted if it secures the long-term future of an asset, and the amount of enabling development is the minimum necessary to secure the future of the asset. The public benefit of securing the future of the asset should significantly outweigh the disbenefits of not being in accordance with other policies.*	Change added to policy. This change should ensure significant positive impacts are generated by this policy, particularly against Objective 7. It could also generate positive impacts with regard to the economy (Objective 13), and sustainable use of existing buildings (Objective 10).
	Change recommended: *Opportunities for heritage assets to mitigate and adapt to the effects of climate change will be promoted through the maintenance, sensitive and energy efficient adaptation and re-use of historic assets'*.	Change added to supporting text. This change should help generate positive impacts against Objective 12, as well as in terms of being an important factor in creating sustainable communities, in terms of addressing fuel poverty.

26: Pollution	The addition of the following wording in bold is recommended: *the natural**, historic and built** environment*.	Change made to policy. This change should ensure that the impacts on the environment are minimised, thereby generating more positive impacts against Objective 8.
	The addition of the following wording is recommended: *Where pollution is unavoidable, mitigation measures to reduce pollution to an acceptable level will be required.*	Change not required – It is considered that this point is now adequately covered by the fact that the policy will not permit proposals where there are adverse impacts.
27: Climate Change and Renewable and Low Carbon Technology	The addition of the following wording is recommended in relation to renewable energy and ensuring that there would be no demonstrable harm to: *landscape character and quality*.	Reference to landscape character or quality has been added to policy criterion 4 (renewable energy). This change will help generate positive impacts against Objective 8.
	The addition of the following wording is recommended in relation to minimising and mitigating the consequences of climate change: *High-quality design which minimises energy consumption (mitigation) and, for existing buildings, that which increases resilience to climate change through energy efficiency improvements (adaptation).*	Change made to policy so that high quality design is referenced in policy criterion 1 of the Climate Change section. The supporting text has also been amended so as to cover energy efficiency of buildings. This change will help generate more positive impacts against Objective 12.
	It is recommended that the policy should make reference to aiming for reduced or zero carbon development in accordance with the zero carbon hierarchy.	It is considered that reference to low-carbon development adequately covers this issue. This change will help generate more positive impacts against Objective 12.
	Add reference to *decentralised energy*.	Changes made to policy. Decentralised energy is produced close to where it will be used. This local generation therefore means that carbon emissions are lowered. Recognising this form of energy within the policy will help generate more positive impacts against Objective 12.
	It is recommended that the policy make reference to the need for development proposals to incorporate and/or enhance green infrastructure.	Changes made to policy. Reference to measures that promote and enhance green infrastructure has been added as policy criterion 5. The creation of/improvements to green infrastructure will contribute to the absorption of greenhouse gases, generating positive effects in terms of adapting to climate change but also in protecting biodiversity, landscape, reducing flood risk, enhancing the setting of heritage assets and encouraging walking/cycling, thereby generating positive impacts against a range of SA Objectives.
	It is recommended that the following wording in bold is added to aid decision making in respect of the redevelopment or change of use of an existing community facility: *an assessment has been undertaken which has clearly shown that the facility is surplus to requirements – **and in the case of open space, that it does not make an important contribution in amenity, visual or nature***	Change made to policy. This change should ensure that the other green infrastructure qualities that recreational open space can have, in terms of amenity, visual impact or nature conservation are recognised. This would strengthen the impacts of Policy 28 against a range of SA Objectives including Objectives 6, 7 and 8.

	conservation terms.	
28: Community, Health and Wellbeing	It is recommended that reference is made to the important contribution that open space can have in visual terms by changing the wording to the following: *an assessment has been undertaken which has clearly shown that the facility is surplus to requirements – and in the case of open space, that it does not make an important contribution in amenity, visual or nature conservation terms.*	Change made to policy. This change will ensure that further positive impacts are generated against Objective 8.
29: Delivering a More Sustainable Transport Network	It is recommended that reference should be made to the possible need for the expansion of bus services.	Change made to policy. This change should ensure that further positive impacts are generated against Objective 3.
	The following addition to the policy is recommended: *The design must be in keeping with the streetscene and character of the local area and attractive, well-integrated soft landscaping should be used appropriately to reduce visual impact.*	Amendments have been made to the policy to ensure that parking is well-integrated within the townscape or landscape through an appropriate use of materials and landscaping. This change should ensure that any adverse visual impacts arising from parking areas are minimised. This should add to the positive impacts highlighted by Objective 8.
30: Delivering the Spalding Transport Strategy	For clarity on the settlement boundaries of Spalding and Pinchbeck, reference to Inset Map 2 could be added to the first sentence of the policy: *In accordance with Policy 6: Developer Contributions, Policy 10: Distribution of New Housing and* ***Inset Map 2: Spalding and Pinchbeck****, the following housing allocations and all developments for 11 or more dwellings ….*	Change made as proposed to policy.
31: Vehicle and Cycle Parking	In many terraced streets and town centres there are significant on-street parking problems and so it is recommended that the policy could be improved through addition of the following: *In areas suffering from significant on-street parking problems, greater provision will be sought where possible, or alternative arrangements will be required.*	No change required – the Car Parking Standards set out within the Local Plan are considered to be adequate.
	It is recommended that the policy should be improved by adding reference to the townscape and landscape in relation to parking in residential development.	Change made to policy. This change will ensure that further positive impacts are generated against Objective 8.

11. Monitoring Implementation of the Plan

11.1 The SEA Regulations require the monitoring of the likely significant effects of implementing the Local Plan. The Regulations and SA guidance are clear that it is not necessary to monitor every potential effect of implementing the Local Plan, but to focus on those effects that are likely to be significant, giving rise to irreversible damage, or where there is uncertainty in the SA and where monitoring would enable remedial action to be taken.

11.2 A range of possible indicators for monitoring the potential significant effects of implementing the Plan are set out in Table 10 below. These indicators are partly based on those identified in the SA Framework. Indicators identified for monitoring the Local Plan will also be considered for inclusion in the monitoring framework where appropriate.

11.3 Given that there is the potential for the Publication Version Local Plan to be altered post-publication, the monitoring measures proposed should be considered as draft.

Table 10: Potential monitoring indicators for the significant effects of the Local Plan

SA Objective	Indicator
1. To provide a mix of sustainably designed new housing to provide everybody in South East Lincolnshire with the opportunity to live in a decent home in the area they want to live	• Net total of dwellings completed by market, starter homes and affordable • Net total of dwellings completed by tenure and number of bedrooms • Net additional authorised Gypsy and Traveller Pitches
2. To improve the health and wellbeing of all, reduce health inequalities and promote healthier lifestyles for residents of South East Lincolnshire	• Access to natural greenspace • Amount of public open space provision • Number of new green infrastructure projects associated with new developments. • Provision of sports facilities (sqm per 1000 population) • Number of accessible playing pitches • Access to services and facilities by public transport, walking and cycling • Levels of adult and childhood obesity • Excess weight in adults • Levels of physical activity • Life expectancy at birth (males & females)
3. To make efficient use of South East Lincolnshire's transport infrastructure, reduce the need to travel by car, and promote greater accessibility to services, employment, public transport, cycling and walking	• Mode of travel to work • Access to services and facilities by public transport, walking and cycling
4. To promote strong, secure, socially inclusive and cohesive communities for all residents of South East Lincolnshire	• Index of Multiple Deprivation (IMD) Rank (various categories) by area • Notifiable offences recorded by the police • Average earnings of employees in the area

	• Unemployment rate • Provision of sports facilities (sqm per 1000 population) • Number of accessible playing pitches • Access to natural greenspace
6. To protect, enhance and sustain green infrastructure, biodiversity and geodiversity across South East Lincolnshire	• Number of local sites (Local Wildlife Sites and Local Geological Sites) in (and within close proximity) of South East Lincolnshire, and are in positive management • Number of SSSIs in 'favourable' or 'unfavourable recovering' condition • Change in area of designated biodiversity sites (ha) (RAMSAR, SPA, SAC, SSSI, NNR, LNR, LWS) • Area of UK priority habitats (ha) and trend of priority species in South East Lincolnshire • Number of new green infrastructure projects associated with new developments
7. To conserve, enhance and promote South East Lincolnshire's distinctive urban and rural historic and built environment, heritage assets and their setting	• Number and % of heritage assets on Historic England's Heritage at Risk Register (Conservation Areas, Grade I and II* Listed Buildings, Listed Place of Worship, Protected Wreck Sites Registered Battlefields, Scheduled Ancient Monuments) • Number of up-to-date conservation area appraisals
8. To protect the quality and character of landscape and townscape and seek opportunities for enhancement	• Loss of open land (ha)
9. To protect and improve the quality of soil, air and water resources by encouraging their sustainable and efficient use	• Loss of Grade 1, 2 and 3a agricultural land (ha) • Per capita reduction in CO2 emissions in each local authority area • Number of AQMAs • Concentrations of nitrogen dioxide in specific AQMAs • Percentage of rivers with good/fair quality in terms of chemical and biological factors • Number of planning permissions granted contrary to Environment Agency advice on water quality grounds
10. To encourage the sustainable use of land and waste management	• Percentage annual gross housing completions on brownfield/greenfield land • % of Municipal Waste landfilled, dry recycled and composted
11. To reduce the risk of fluvial, coastal and surface water flood hazard to people, property and land in South East Lincolnshire by managing the risk and adapting to climate change	• Number of new planning permissions granted for development in areas with a high-probability of flooding (flood zones 2 and 3) • Number of planning permissions granted contrary to Environment Agency advice on flooding • Number of new developments granted planning permission incorporating Sustainable Drainage Systems (SuDS)
12. To reduce South East Lincolnshire's greenhouse gas emissions and increase the area's resilience and ability to adapt to climate change	• CO_2 emissions per head • Average annual domestic energy consumption (electricity and gas, KWh per Meter) • Technical renewable energy resource potential • Existing and projected renewable energy development

	and capacity • Mode of travel to work
13. To promote business growth and create high quality employment opportunities with a sustainable and diverse economy	• Proportion of economically active people unemployed • % of long term unemployed claimants • Available allocated employment land with and without planning permission • Employment land commitments and completions • Number of active businesses • Number of new businesses and businesses ceased to exist • Land currently in B1, B2 and B8 use classes • Distribution of shopping floorspace (A1) • Number of vacant ground floor units in town, district and local centres

12. Conclusion

12.1 The South East Lincolnshire Local Plan (2011-2036): Publication Version has been subject to a detailed Sustainability Appraisal, which involved assessing its strategic priorities, policy and site options and policies against the 13 sustainability objectives developed through the SA process. Publication of this Non-Technical Summary helps meet the requirements of the SEA Directive.

12.2 The Publication Version Local Plan includes site allocations which will together provide a large amount of housing and employment development across South East Lincolnshire to meet the future identified needs of the area. Consequently, the Sustainability Appraisal identified that there would likely be cumulative significant positive impacts on the housing and employment objectives as a result of the implementation of the Publication Version Local Plan. However, given the level of development proposed, there is the potential for negative effects particularly in relation to the environmental objectives such as: the landscape; air, soil and water resources; the sustainable use of land and waste; and climate change. The SA has helped guide the selection of sites now proposed to be allocated and, in general, these sites will have fewer significant negative effects than the reasonable alternative site options considered in the appraisal.

12.3 The Publication Version Local Plan also includes a wide range of criteria based policies which aim to protect and enhance the social, environmental and economic conditions of the area. Furthermore, the Plan includes policies which aim to facilitate the delivery of the necessary infrastructure to support the growth proposed and at the correct time. Cumulatively, these policies will make an important contribution towards mitigating the potential negative effects of the level, and distribution of, growth proposed in the Plan. The majority of relationships between the policies and sustainability objectives are significantly positive or positive, although some of the impacts identified are likely to depend upon implementation. Where uncertainties exist, these would have to be managed when specific proposals for development are received by the relevant Local Planning Authority.

12.4 In order to monitor the potential significant effects of implementing the Plan, a number of monitoring indicators have been identified.

13. Next Steps

13.1 The Publication Version Local Plan and the SA Report will be published for a statutory public consultation between 10th April 2017 and 22nd May 2017. Following this consultation period, the Publication Version Local Plan and accompanying SA Report will be formally submitted to the Secretary of State, along with all the representations received during the consultation above, for examination in public. Any modifications to the submitted Plan requested by the examination inspector may require sustainability appraisal, which will be consulted upon as necessary.

Appendix 1 – Summary of SA findings for Housing Allocations and Reasonable Alternatives

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Sub-Regional Centres - Allocations														
Cen001	Land to the north of Whitehorse Lane, Boston	✓	✓/X	✓	✓/X	✓	✓/X	✓/X	✓	✓	✓/X	✓/X	✓/X	✓
Fen001	Land to the west of Fenside Road, Boston	✓	✓/X	X	✓/X	✓	X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fen002	Land to the north of Langrick Road, Boston	✓	✓/X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Fen006	Land to the east of Fenside Road, Boston	✓	✓/X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fis001	Land to the east of Fenside Road, Boston	✓	X	✓	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fis002	Land to the north-east of Fishtoft Road, Boston	✓	X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fis003	Land to the east of White House Lane, Boston	✓	X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fis033	Land to the west of Toot Lane, Boston	✓	X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fis038	Land to the west of Church Green Road, Boston	✓	X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Nor006	Land to the west of Horncastle Road, Boston	✓	X	X	X	✓	X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pil002	Land to the south of Main Ridge East, Boston	✓	✓	✓	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Pil006	Boston Delivery Office, South End, Boston	✓	✓	✓	✓/X	✓	✓/X	✓/X	✓	✓	✓/X	✓/X	✓/X	✓
Sou006	Land to the south of Chain Bridge Road, Boston	✓	X	X	✓/X	✓	✓/X	XX	X	X	✓/X	✓/X	✓/X	✓/X
Wes001	Land to the west of Freshney Way, Boston	✓	X	✓/X	✓/X	✓	✓/X	0	✓	X	✓X	✓/X	✓/X	✓/X
Wes002	Land to the south of North Forty Foot Bank, Boston	✓	X	X	✓/X	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Wyb013	Land to the south of Swineshead Raod	✓	X	✓	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wyb033	Land to the north of Tytton Lane East, Boston	✓	X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wyb041	291-293 London Road, Boston	✓	✓	✓	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Mon005	Land to the south of Horseshoe Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Mon008	Land to the north of Bourne Road, Spalding	✓	✓/X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Pin024	Land to the north of the Vernatts Drain, Pinchbeck	✓	X	X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓/X
Pin025	Land to the east of Spalding Road, Pinchbeck	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓	✓/X	✓/X
Pin045	Land to the west of Spalding Road, Pinchbeck	✓	X	X	✓/X	✓	✓/X	X	X	X	✓/X	✓/X	✓/X	✓/X
Pin050	Spalding Lifestyle, Spalding Road, PE11 3PB	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓	✓/X	✓/X
Stm004	Land to the east of Spalding Common,	✓	✓/X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	Spalding													
Stm010	Land to the west of Spalding Common, Spalding	✓	✓/X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Stm028	The Elders	✓	✓/X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Main Service Centres - Allocations														
Cro011	Land to the north of Barbers Drove North, Crowland	✓	✓/X	✓/X	X	X	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓
Cro036	Land at 18 Low Road, Crowland	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓
Cro043	Land east of Crease Drove, Crowland	✓	✓/X	✓/X	✓	X	✓/X	0	✓/X	✓/X	✓/X	✓	✓/X	✓✓
Cro044	Rear of 11 Barbers Drove North, Crowland	✓	✓	✓/X	✓	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓✓
Cro046	Former South View Community Primary School, Crowland	✓	✓✓	✓/X	✓✓	X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓✓
Cro050	Land to the east of Normanton Road and Jubilee Way, Crowland	✓	X	X	X	X	✓/X	0	✓	X	X	✓/X	X	✓/X
Don001	Land south of Town Dam Lane, Donington	✓	✓/X	X	✓	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Don006	Land east of Town Dam Lane, Donington	✓	X	X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓	✓/X	✓/X
Don008	Land west of Maltings Lane, Donington	✓	X	X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Don018	Land north of Quadring Road, Donington	✓	✓/X	X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Don030	Land east of Town Dam Lane,	✓	X	X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	Donington													
Hob004	Land east of Balmoral Way, Holbeach	✓	X	X	✓/X	✓/X	✓/X	0	✓	✓/X	✓/X	✓/X	✓/X	✓/X
Hob010	Land west of Fen Road, Holbeach	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	✓/X	✓/X	✓	✓/X	✓/X
Hob032	Land off Battlefields Lane, Holbeach	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Hob048	Land east of the A151, Holbeach	✓	X	✓/X	✓/X	✓/X	X	XX	✓	X	✓/X	✓/X	✓/X	✓/X
Kir016	31-33 London Road, Kirton	✓	✓	✓/X	✓/X	✓/X	0	0	✓	✓	✓/X	✓/X	✓/X	X
Kir034	Land to the east of Woodside Road, Kirton	✓	X	X	✓/X	✓/X	0	0	X	X	✓/X	✓/X	✓/X	✓/X
Kir041	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Los008	Land east of Lime Walk, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓
Los015	Land east of Seagate Road, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
Los026	Land east of Lime Walk, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓
Los046	Land east of Station Road, Long Sutton	✓	✓/X	X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓
Pin002	Land north of Market Way, Pinchbeck	✓	✓/X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin019	Land east of Surfleet Road, Pinchbeck	✓	X	✓	✓/X	✓	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Pin065	Birchgrove Garden Centre, Surfleet Road, Pinchbeck	X	X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓	✓/X	XX
Sut009/ Sut028	Land to the south of Spalding Road and west of Station Road, Sutterton	✓/X	✓/X	X	✓/X	✓/X	✓/X	X	X	✓	X	✓/X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Sub027	Land south of Bridge Road, Sutton Bridge	✓/X	✓/X	✓/X	✓/X	X	0	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
Swi015	Land to the west of Station Road, Swineshead	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Swi018	Land at North End, Swineshead	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Swi037	Land to the west of High Street, Swineshead	✓	✓	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Swi038	Land to the west of Station Road, Swineshead	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Minor Service Centres - Allocations														
Bic005	Land to the west of Low Gate Lane, Bicker	✓	X	✓/X	✓/X	✓/X	0	0	✓	✓	✓/X	✓✓	✓/X	✓/X
Bic015	Land to the west of Drury Lane, Bicker	✓	X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓✓	✓/X	✓/X
Bic017	Land to the east of St Swithins Close, Bicker	✓	✓/X	✓/X	✓/X	X	0	0	✓	X	✓/X	✓✓	✓/X	✓/X
But002	Land to the east of Sea Lane, Butterwick	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
But004	Land to the east of Benington Road, Butterwick	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
But020	Land to the north of Peter Paine Close, Butterwick	✓	✓/X	✓	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Cow004	Land west of Backgate, Cowbit	✓	✓/X	X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓/X
Cow009	Land west of Backgate, Cowbit	✓	✓/X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Dsn007	Caulton's Field, Littleworth Drove,	X	X	X	✓/X	X	0	0	✓	✓/X	✓/X	✓	✓/X	✓/X

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	Deeping St Nicholas													
Fis046	Land to the east of Gaysfield Road, Fishtoft	✓/X	✓/X	X	✓/X	✓/X	✓/X	X	✓	X	✓/X	✓	✓/X	✓/X
Fle003	Land south of Fleet Road, Fleet Hargate	✓/X	✓	✓	✓/X	✓/X	0	0	X	X	✓/X	✓	✓/X	✓/X
Geh003	Land west of Hillgate, Gedney Hill	✓/X	✓/X	✓/X	X	X	X	0	✓	X	✓/X	✓✓	✓/X	X
Geh004	Land to the north of Mill Lane, Gedney Hill	✓	✓/X	✓/X	X	X	✓/X	X	✓	X	✓/X	✓✓	✓/X	X
Geh015	Land to the east of West Drove South, Gedney Hill	✓	X	✓/X	X	X	✓/X	0	✓/X	X	✓/X	✓✓	✓/X	X
Gos001	Land east of York Gardens, Gosberton	✓	✓	X	✓	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Gos003	Land west of Quadring Road, Gosberton	✓	X	X	✓	✓/X	✓/X	X	X	✓/X	✓/X	✓	✓/X	✓/X
Gos006	Land to the north of Westhorpe Road, Gosberton	✓	X	X	✓	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Gos023	Bowgate Lane, Gosberton	✓	X	X	✓	X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Mou016	Land east of Broad Lane, Moulton	✓	✓/X	✓/X	✓	X	✓/X	0	X	X	✓/X	✓✓	✓/X	✓/X
Mou023	Land to the east of Church Lane, Moulton	✓	✓	✓	✓	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Mou029	Land south of Roman Road, Moulton Chapel	✓	X	X	X	X	0	X	✓	X	✓/X	✓✓	✓/X	X
Mou042	Land north of Roman Road, Moulton Chapel	✓	X	X	X	X	0	0	✓	X	✓/X	✓✓	✓/X	X
Qua002	Land south-west of Main Road, Quadring	✓	✓/X	✓/X	X	✓/X	✓/X	0	✓	✓	✓/X	✓	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Qua003	Land north-east of Main Road, Quadring	✓/X	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Qua004	Land east of Cresswell Drive, Quadring	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Sur003	Land north of Station Road, Surfleet	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Sur006	Land south of Park Lane, Surfleet	✓/X	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sur016	Land west of Coalbeach Lane South, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Suj007	Land south of Chapel Gate, Sutton St James	✓	✓/X	X	X	X	✓/X	✓	✓	✓	✓/X	✓	✓/X	X
Suj012	Land south of Chapel Gate, Sutton St James	✓/X	X	X	X	X	✓/X	✓	✓	X	✓/X	✓	✓/X	X
Tyd014	Land at Lowgate, Tydd St Mary	✓	✓/X	X	X	X	0	0	✓/X	X	✓/X	✓/X	✓/X	X
Wsn003	Land north of High Road, Weston	✓/X	X	✓	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wsn011	Land to the east of Pinfold Lane, Weston	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wsn022	Land east of Small Drove, Weston	✓	X	✓	✓/X	X	0	X	✓	X	✓/X	✓	✓/X	✓/X
Wsn029	Land off High Road, Weston	✓	X	✓	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wha002	Land east of Stockwell Gate, Whaplode	✓	X	✓	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Wha019	Land south of Cobgate, Whaplode	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Wha029	Land off Main Road, Whaplode	✓	X	✓	✓/X	X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wig014	Land to the west of Asperton Road, Wigtoft	✓	✓	X	✓/X	X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wra013	Land to the west of Tooley Lane and	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	north of Main Road, Wrangle													
		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Sub-Regional Centres – Reasonable Alternatives														
Fen003	Land to the east of Punchbowl Lane, Boston	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Fen004	36 Witham Bank West, Boston	✓	✓/X	✓	✓	✓/X	✓/X	✓/X	✓	X	✓/X	✓/X	✓/X	✓
Fen010	Land to the north of Puritan Way, Boston	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fen017	Land to the east of Fenside Road, Boston	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Fis013	Land to the north of Toot Lane, Boston	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Fis014	Land to the west of Toot Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Fis015	Land to the west of Toot Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Fis017	Land to the south of Wainfleet Road, Boston	✓	X	X	✓/X	✓/X	✓/X	✓/X	✓	X	✓/X	X	✓/X	✓/X
Fis018	Land to the west of Toot Lane, Boston	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Fis019	Land to the north of Ward Crescent,	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	Boston													
Fis023	Land to the south and east of Toot Lane and east of Whitehouse Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	XX	✓/X	✓/X
Fis024	Land to the south and east of Toot Lane and east of Whitehouse Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	XX	✓/X	✓/X
Fis025	Land to the sought and east of Toot Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	XX	✓/X	✓/X
Fis031	Land to the east of Toot Lane, Boston	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Fra025	Land to the east of Fen Road, Boston	✓	X	X	X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Pil001	Land to the east of South End, Boston	✓	✓	✓	✓	✓/X	X	✓/X	✓	✓	✓/X	XX	✓/X	✓
Pil005	Land to the north of Main Ridge East, Boston	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓
Ski002	Land to the south of Vauxhall Road, Boston	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓
Ski003	Land to the north-east of Freiston Road, Boston	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓
Ski004	Land to the east of Kitwood Road, Boston	✓	✓/X	✓/X	X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Sou001	Land to the west of Wyberton Low Road, Boston	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Sou007	Former Norton Lea Hospital, London Road, Boston	✓	X	✓	✓/X	✓/X	✓/X	✓/X	✓	✓	✓/X	XX	✓/X	✓/X

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Stn001	Land to the west of Carlton Road, Boston	✓	✓	✓	✓	✓/X	✓/X	0	✓	✓	✓/X	XX	✓/X	✓
Stn006	2 Fydell House, Fydell Street, Boston	✓	X	✓	✓	✓/X	✓/X	0	✓	✓	✓/X	X	✓/X	✓
Sts002	Land to the west of Frampton Place, Boston	✓	✓/X	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓
Wit008	Land to the south of Norfolk Street, Boston	✓	✓/X	✓	✓	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	XX
Wit009	Land to the north of Fountain Lane, Boston	✓	✓/X	✓	✓	✓/X	✓/X	✓/X	✓	✓	✓/X	✓/X	✓/X	✓
Wyb040	Disused petrol station, London Road, Boston	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Mon001	Land to the north of Bourne Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓
Mon002	Land to the south of Horseshoe Road, Spalding	✓	X	X	✓/X	✓	0	0	✓	✓/X	✓/X	✓	✓/X	✓/X
Mon004	Land to the north of Horseshoe Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Mon007	Land to the south of Horseshoe Road, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	✓/X	✓/X	✓	✓/X	✓/X
Mon010	Land to the south of Horseshoe Road, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Mon011	Land to the south of Horseshoe Road, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Mon012	Land to the south of Horseshoe Road, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Mon013	Land between Bourne Road, Horseshoe Road and East Road, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Mon014	Land to the north of Bourne Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓
Mon015	Land to the north of Bourne Road, Behind Hectare House, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓/X	✓/X	X	✓/X	✓/X
Mon016	Land to the north of Bourne Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Mon017	Land to the north of Bourne Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Mon018	Land off Monks House Lane, Spalding	✓	✓/X	X	✓/X	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Mon019	366 Bourne Road, Pode Hole	✓	X	✓/X	✓/X	✓	✓/X	✓	X	✓/X	✓/X	✓/X	✓/X	✓/X
Mon020	Land to the west of Monks House Lane, Spalding	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Mon021	Land at Horseshoe Bridge, Horseshoe Road, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Mon022	Pode Hole, Highways Depot, Bourne Road, Spalding	✓	X	✓/X	✓/X	✓	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Mon023	Land to the south of Horseshoe Road, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Pin001	Land between Spalding and Pinchbeck	✓	X	X	✓/X	✓/X	✓/X	✓/X	X	X	✓/X	✓/X	✓/X	✓/X
Pin011	Land to the south of Wardentree Lane, Spalding	✓	XX	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Pin013	Land to the east of Spalding Road,	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X

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	Spalding													
Pin016	Land to the west of Spalding Road, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin020	Land to the west of Spalding Road, Spalding	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin026	Land to the east of Tydd Road, Spalding	✓	X	X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓/X
Pin031	Land to the west of Spalding Road, Spalding	✓	✓/X	X	✓/X	✓/X	✓/X	X	✓	X	✓/X	✓/X	✓/X	✓/X
Pin040	Land to the south of Market Way, Spalding	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin051	Farm Yard, Blue Gowt Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin052	Land to the east of Tydd Road, Spalding	✓	X	X	✓/X	X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin053	Land between Spalding and Pinchbeck, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin054	Orchard House, Blue Gowt Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin055	Land to the east of Tydd Road, Spalding	✓	X	X	✓/X	X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin056	Fox Glove Cottage, 4 Blue Gowt Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin057	Land at Mill Green Road/Blue Gowt Drove, Spalding	X	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin058	Blue Gowt Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X

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Pin059	Land on Blue Gowt Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Pin060	Tydd Road, Pinchbeck, Spalding	✓	X	X	✓/X	X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Pin060	Highfield Nursery, Spalding	✓	✓/X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Stj003	2-4 St John's Road, Spalding	✓	✓/X	✓	✓	✓/X	✓/X	✓/X	✓	✓	✓/X	✓	✓/X	✓/X
Stj004	Former PO Sorting Office, The Crescent, Spalding	✓	✓	✓	✓	✓/X	✓/X	✓/X	✓	✓	✓/X	✓	✓/X	✓/X
Stj005	Hawthorn Bank, Spalding	✓	✓/X	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓	✓/X	✓/X
Stm001	Land to the east of Spalding Common, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Stm002	Land to the east of South Drove, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	X	✓/X	✓/X
Stm005	Land to the west of Spalding Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	X	X	X	✓/X	✓/X	✓/X	✓/X
Stm006	Land to the east of Spalding Common, Spalding	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Stm007	Land to the east of Spalding Common, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Stm008	Land to the east of Spalding Common, Spalding	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Stm009	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Stm011	Land to the east of Spalding Common, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Stm015	Land between Cowbit Road and Spalding Drove, Spalding	✓	X	✓/X	✓/X	✓/X	✓/X	?	X	X	✓/X	X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Stm016	Land between Cowbit Road and Spalding Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm017	Land to the west of Spalding Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm018	Land between Cowbit Road and Spalding Drove, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm019	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm021	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm023	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Stm025	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Stm027	Land to the west of Fen End Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Stm029	Land to the north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Stm030	Land to the east of Barrier Bank and north of Burr Lane, Spalding	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Stp003	Former Jewsons Premises, Roman Bank, Spalding	✓	X	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	X	✓/X	✓/X
Stp004	80-89 Commercial Road, Spalding	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	✓	✓/X	X	✓/X	✓/X
Stp005	Land to the east of Willow Row, Spalding	✓	✓	✓/X	✓/X	✓/X	✓/X	X	✓	✓	✓/X	X	✓/X	✓/X

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Main Service Centres – Reasonable Alternatives														
Cro002	Land between 34-42 Peterborough Road, Crowland	✓	X	✓/X	✓	X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓
Cro010	Land to the west of Peterborough Road, Crowland	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓/X	X	✓/X	X	✓/X	✓
Cro011	Land to the north of Barbers Drove North, Crowland	✓	✓/X	✓/X	X	X	✓/X	0	✓/X	✓/X	✓/X	✓	✓/X	✓
Cro013	10 Barbers Drove South, Crowland	✓	✓	✓/X	✓/X	X	✓/X	0	✓	✓/X	✓/X	X	✓	✓
Cro017	Land to the west of Peterborough Road	✓	✓/X	X	✓/X	X	✓/X	0	X	X	✓/X	X	✓/X	✓
Cro020	Former Industrial Premises, East of Peterborough Road, Crowland	✓	✓	✓	✓	X	✓/X	0	✓/X	✓	✓/X	✓/X	✓/X	✓✓
Cro023	65 Peterborough Road, Crowland	✓	✓/X	✓	✓	X	✓/X	0	✓/X	✓	✓/X	✓/X	✓/X	✓
Cro024	Land to the rear od 60 North Street, Crowland	✓	✓	✓	✓/X	X	✓/X	✓/X	✓/X	✓	✓/X	✓/X	✓/X	✓
Cro025	Land at Alderlands Close, Crowland	✓	✓✓	✓	✓✓	X	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓	✓✓
Cro027	Land adjacent to 27a Chapel Street	✓	✓✓	✓	✓✓	X	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓
Cro028	Former PO Sorting Office, 6A Reform Street, Crowland	✓	✓✓	✓	✓	X	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓	✓/X	✓✓
Cro030	Land to the rear of 2-6 West Street, Crowland	✓	✓✓	✓	✓	X	✓/X	✓/X	✓/X	✓	✓/X	✓✓	✓/X	✓✓
Cro031	Land off Cloot Drove, Crowland	✓	X	X	X	X	✓/X	0	X	X	X	X	X	✓/X
Cro038	Crowland Garden Centre, Postland Road, Crowland	✓	X	X	✓/X	X	✓/X	0	✓/X	✓	X	X	✓/X	XX
Cro041	Crowland Caravans, Postland Road,	✓	X	X	X	X	X	0	✓/X	✓/X	X	X	✓/X	XX

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	Crowland													
Cro045	Land west of Cloot Drove, Crowland	✓	X	✓/X	✓/X	X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Don010	Land to the north of 12 Market Place, Donington	✓	✓/X	✓/X	✓	✓/X	✓/X	✓/X	✓	X	✓/X	✓✓	✓/X	✓/X
Don012	Land to the north of Park Lane, Donington	✓	X	X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓	✓/X	✓/X
Don016	Land to the south of Town Dam Lane, Donington	✓	✓/X	X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Don017	Land to the north of Town Dam Lane, Donington	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Don029	Land adjacent to 69 Quadring Road, Donington	✓	✓/X	X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓	✓/X	✓/X
Don031	Land to the north-east of Quadring Road, Donington	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓/X
Don032	Land to the north-east of Park Lane, Donington	✓	✓/X	X	✓/X	✓/X	0	XX	✓	X	✓/X	✓✓	✓/X	✓/X
Don033	Land to the north of Church Lane, Donington	✓	✓/X	X	✓	✓/X	0	X	✓/X	X	✓/X	✓	✓/X	✓/X
Fle007	Land to the east of Branches Lane, Holbeach	✓	X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Hob002	Land to the south of Wignals Gate	✓	✓/X	X	✓/X	✓/X	✓/X	XX	✓/X	X	✓/X	✓/X	✓/X	✓/X
Hob005	Land to the east of Penny Hill Road, Holbeach	✓	✓	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Hob006	Land to the east of the A151	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Hob008	Land to the north of Spalding Road,	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X

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	Holbeach													
Hob009	Land to the north-west of Foxes Low Road, Holbeach	✓	X	X	✓/X	✓/X	✓/X	0	X	✓/X	✓/X	✓/X	✓/X	✓/X
Hob011	Land to the south of Wignals Gate, Holbeach	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓	✓/X	✓/X
Hob013	Land to the north of Spalding Road, Holbeach	✓	✓	✓	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Hob023	Land to the west of Barrett's Close, Holbeach	✓	✓	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	X	✓/X	✓/X
Hob026	Land to the north of Foxes Low Road, Holbeach	✓	X	X	✓/X	✓/X	✓/X	0	X	✓/X	✓/X	X	✓/X	✓/X
Hob033	18 Edinburgh Walk, Holbeach	✓	✓	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Hob035	Land at Northons Lane, Holbeach	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Hob039	Land to the south of Wignals Gate, Holbeach	✓	✓/X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
Hob042	Land to the north of Northons Lane, Holbeach	✓	X	✓/X	✓/X	✓/X	✓/X	X	✓	X	✓/X	✓/X	✓/X	✓/X
Hob044	Land to the north of Northons Lane, Holbeach	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Fra005	Land to the north of Middlegate Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	XX	✓/X	✓/X
Fra024	Land to the north of Middlegate Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	XX	✓/X	✓/X
Kir006	Land to the west of Boston Road, Kirton	✓	✓	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X

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Kir007	Land to the west of Boston Road, Kirton	✓	✓	✓/X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Kir009	Land to the south of London Road, Kirton	✓	X	✓	✓/X	✓/X	X	0	X	X	✓/X	X	✓/X	✓/X
Kir014	Land to the east of London Road, Kirton	✓	✓/X	✓	✓/X	✓/X	✓/X	✓/X	✓	X	✓/X	X	✓/X	✓/X
Kir015	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	✓	✓/X	✓/X	✓/X	X
Kir016	31-33 London Road, Kirton	✓	✓	✓/X	✓/X	✓/X	0	0	✓	✓	✓/X	✓/X	✓/X	X
Kir022	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	✓	✓/X	X	✓/X	X
Kir029	Land to the west of Horseshoe Lane, Kirton	✓	✓/X	✓	✓/X	✓/X	0	0	✓	X	✓/X	XX	✓/X	✓/X
Kir033	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	X	✓/X	✓/X
Kir036	Land to the north of Craven Avenue, Kirton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Kir037	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	?	✓	X	✓/X	✓/X	✓/X	X
Kir038	Land to the west of London Road, Kirton	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓
Ged001	Land to the north of Gedney Road, Long Sutton	✓	✓/X	✓	✓/X	✓/X	X	0	✓/X	X	✓/X	XX	✓/X	✓
Los001	Land to the south of Woad Lane, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	✓/X	✓/X	X	✓/X	✓

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Los006	Land to the east of Station Road, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	XX	✓/X	✓
Los009	Land to the east of Station Road, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	XX	✓/X	✓
Los012	Land to the west of Wisbech Road, Long Sutton	✓	✓/X	✓/X	X	✓/X	✓/X	0	✓/X	✓/X	✓/X	X	✓/X	✓
Los014	Land to the west of Garnsgate Road, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	X	✓/X	✓
Los019	Land to the south of Lancaster Drive, Long Sutton	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓
Los020	Land to the south of Spring Gardens	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	XX	✓/X	✓
Los021	Land to the south of Bull Lane	✓	✓	✓	✓/X	✓/X	✓/X	X	✓/X	✓/X	✓/X	✓/X	✓/X	✓
Los022	Land to the east of Little London, Long Sutton	✓	✓/X	✓/X	✓	✓/X	✓/X	0	✓	✓/X	✓/X	X	✓/X	✓
Los027	Land to the west of Garnsgate Road, Long Sutton	✓	✓/X	✓/X	✓	✓/X	✓/X	0	X	✓/X	✓/X	XX	✓/X	✓
Los028	Land to the west of Garnsgate Road	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	✓/X	✓/X	X	✓/X	✓
Los030	Land to the east of Seagate Road, Long Sutton	✓	✓	✓/X	✓/X	✓/X	✓/X	0	✓/X	X	✓/X	X	✓/X	✓
Los032	Cold Store, Gedney Road, Long Sutton	✓	✓	✓	✓/X	✓/X	X	0	✓/X	✓	✓/X	XX	✓/X	✓
Los039	Market Street, Long Sutton	✓	✓	✓	✓/X	✓/X	✓/X	X	X	✓/X	✓/X	X	✓/X	✓
Los043	Land to the south of Bridge Road, Long Sutton	✓	X	✓/X	✓	✓/X	✓/X	0	X	X	✓/X	XX	✓/X	✓✓
Los047	Land to the west of Garnsgate Road, Long Sutton	✓	✓/X	X	✓	✓/X	✓/X	0	✓	✓/X	✓/X	XX	✓/X	✓

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Lut011	Land to the west of Lime Walk, Long Sutton	✓	✓/X	X	✓/X	✓/X	X	✓/X	✓/X	X	✓/X	XX	✓/X	✓
Pin003	Land to the west of Bear Lane, Pinchbeck	✓	✓	✓	✓/X	✓/X	✓/X	✓/X	✓	✓	✓/X	✓	✓/X	✓/X
Pin008	Land to the east of Church Street, Pinchbeck	✓	✓	✓	✓/X	✓/X	✓/X	XX	✓	✓/X	✓/X	✓	✓/X	✓/X
Pin017	Land to the south of Milestone Lane, Pinchbeck	✓	X	✓/X	✓/X	X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Pin021	Land to the south of Flaxmill Lane, Pinchbeck	✓	✓	✓	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin034	Land to the west of Flaxmill Lane, Pinchbeck	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin046	Land to the north of Milestone Lane, Pinchbeck	✓	✓	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Pin062	Former Dairy Depot, Pennytoft Lane, Pinchbeck	✓	✓/X	✓/X	✓/X	✓/X	X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Sut005	Land to the north of Wigtoft Road, Sutterton	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sut007	Land to the north of Wigtoft Road, Sutterton	✓	✓/X	X	✓/X	✓/X	✓/X	X	✓	X	✓/X	X	✓/X	✓/X
Sut010	Land to the south of Spalding Road, Sutterton	✓	✓	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sut011	Land to the west of Station Road, Sutterton	✓	X	X	✓	✓/X	X	0	✓	X	✓/X	X	✓/X	✓/X
Sut023	Land to the west of Station Road,	✓	✓	✓/X	✓	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X

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	Sutterton													
Sut026	Land to the north of Wigtoft Road, Sutterton	✓	✓/X	X	✓/X	✓/X	X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sut027	Land to the south of Wigtoft Road, Sutterton	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sut029	Land to the north of Spalding Road, Sutterton	✓	✓/X	X	✓/X	✓/X	✓/X	0	X	X	✓/X	X	✓/X	✓/X
Sut032	Land to the north of Wigtoft Road, Sutterton	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Sub016	Land to the west of New Road, Sutton Bridge	✓	✓/X	✓/X	✓/X	X	✓/X	0	X	X	✓/X	XX	✓	✓
Sub017	Land to the south of Bridge Road, Sutton Bridge	✓	✓	✓	✓	X	✓/X	0	✓	✓	✓/X	XX	✓	✓✓
Sub018	Land to the north of Nightingale Way, Granville Terrance, Chestnut Terrace and Allenby's Chance, Sutton Bridge	✓	✓/X	✓/X	✓	✓/X	✓/X	0	X	X	✓/X	XX	✓/X	✓✓
Sub020	The Chippings, New Road, Sutton Bridge	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓/X	✓	✓/X	XX	✓	✓
Sub021	Land to the rear of 76 New Road, Sutton Bridge	✓	✓	✓	✓/X	X	✓/X	0	✓/X	✓/X	✓/X	✓	✓	✓
Sub024	Land to the north of Withington Street and Chestnut Terrace, Sutton Bridge	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	XX	✓/X	✓✓
Swi016	Land to the north of Michael Moses Way, Swineshead	✓	✓/X	X	✓/X	X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Swi027	Land to the west of Station Road,	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X

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	Swineshead													
Swi029	Land to the south of Coles Lane, Swineshead	✓	X	✓/X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓/X
Swi031	Land to the west of High Street, Swineshead	✓	✓	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Swi035	The Golden Cross, North End, Swineshead	✓	X	X	✓/X	X	✓/X	0	✓	✓	✓/X	✓✓	✓/X	✓/X
Swi036	Land to the east of High Street, Swineshead	✓	✓/X	X	✓/X	X	✓/X	XX	✓	X	✓/X	✓/X	✓/X	✓/X
Swi039	Land to the east of Manwaring Way and La Milesse Way, Swineshead	✓	✓/X	X	✓/X	X	✓/X	XX	✓	X	✓/X	✓	✓/X	✓/X
Minor Service Centres – Reasonable Alternatives														
Bic001	Land to the west of Drury Lane, Bicker	✓	X	✓/X	✓/X	✓/X	X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Bic004	Land to the east of Donington Road, Bicker	✓/X	X	✓/X	✓/X	✓/X	0	0	✓/X	X	✓/X	✓✓	✓/X	✓/X
Bic010	Land between Milkinghall Lane and St Swithins Close, Bicker	✓	✓/X	✓/X	✓/X	X	0	0	✓	X	✓/X	✓✓	✓/X	✓/X
Bic014	Land to the west of Gauntlett Road, Bicker	✓/X	X	✓/X	✓/X	X	0	?	✓	X	✓/X	✓✓	✓/X	✓/X
Bic019	Land to the south of Rookery Road, Bicker	✓/X	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
But003	Land to the north of Watery Lane, Butterwick	✓	✓/X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Cow001	Land to the west of Backgate, Cowbit	✓	✓/X	X	✓/X	X	✓/X	✓/X	✓	X	✓/X	✓/X	✓/X	✓/X
Cow010	Land to the west of Mill Drove, Cowbit	✓	✓/X	X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓/X

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Cow007	Land to the west of Backgate, Cowbit	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Cow008	Land to the west of Mill Drove, Cowbit	✓	✓/X	X	✓/X	X	✓/X	0	✓	✓/X	✓/X	✓/X	✓/X	✓/X
Cow013	Land to the rear of 55 Backgate, Cowbit	✓	X	✓/X	✓/X	X	✓/X	0	✓✓	✓/X	✓/X	✓✓	✓/X	✓/X
Cow014	Land to the west of Mill Drove South, Cowbit	✓	✓/X	X	✓/X	X	0	0	✓	✓/X	✓/X	✓/X	✓/X	✓/X
Dsn005	Land to the west of Littleworth Drove, Deeping St Nicholas	✓/X	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Dsn011	Land to the west of Littleworth Drove, Deeping St Nicholas	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Dsn013	Land to the east of Littleworth Drove, Deeping St Nicholas	X	X	X	✓/X	X	0	0	✓	✓/X	✓/X	✓	✓/X	✓/X
Fis022	Land to the north of Fishtoft Road, Fishtoft	✓/X	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Fis040	Norwood Yard, Church Green Road, Fishtoft	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Fis041	Land to the east of Church Green Road, Fishtoft	✓/X	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Fle010	Land to the west of Eastgate, Fleet Hargate	✓/X	✓	✓/X	✓/X	✓/X	0	0	X	X	✓/X	✓	✓/X	✓/X
Fle012	Land to the east of Lowgate, Fleet Hargate	✓	✓	✓	✓/X	✓/X	✓/X	✓/X	✓	X	✓/X	✓	✓/X	✓/X
Fle017	Land to the north of Old Main Road, Fleet Hargate	✓	✓	✓	✓/X	✓/X	✓/X	?	✓	X	✓/X	✓	✓/X	✓/X
Fle020	Land between Old Main Road and the	✓/X	✓/X	✓	✓/X	✓/X	✓/X	XX	✓	X	✓/X	✓	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	A17, Fleet Hargate													
Geh001	Land to the east of North Road, Gedney Hill	✓	✓/X	✓/X	X	X	✓/X	0	✓	✓	✓/X	✓✓	✓/X	X
Geh005	Land to the south of Highstock Lane, Gedney Hill	✓	✓/X	X	X	X	✓/X	0	✓	X	✓/X	✓	✓/X	X
Geh006	Land to the west of Sycamore View, Gedney Hill	✓	✓/X	X	X	X	✓/X	0	✓	X	✓/X	✓	✓/X	X
Geh007	Land to the west of Sycamore View, Gedney Hill	✓	✓/X	X	X	X	✓/X	0	✓	X	✓/X	✓	✓/X	X
Geh012	Land to the east of Hillgate, Gedney Hill	✓	✓/X	X	X	X	✓/X	X	✓	X	✓/X	✓✓	✓/X	X
Geh013	Land to the west of Station Road, Gedney Hill	✓	✓/X	✓/X	X	X	✓/X	0	✓	X	✓/X	✓	✓/X	X
Geh017	Land to the north of Mill Lane, Gedney Hill	✓	✓/X	✓/X	X	X	✓/X	✓/X	✓	X	✓/X	✓✓	✓/X	X
Gos011	Land to the north-west of Belchmire Lane, Gosberton	✓	X	X	X	X	✓/X	0	X	X	✓/X	✓	✓/X	✓/X
Gos014	Land to the east of Wargate Way , Gosberton	✓	✓/X	X	✓/X	X	✓/X	0	✓	✓/X	✓/X	✓	✓/X	✓/X
Gos024	Land adjacent High Street and Boston Road, Gosberton	✓	✓/X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Mou003	Land to the north of Broad Lane, Moulton	✓	✓/X	✓/X	✓	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	✓/X
Mou013	Land to the north of Roman Bank, Moulton Chapel	✓/X	X	X	X	X	✓/X	0	✓/X	X	✓/X	✓	✓/X	X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Mou014	Land to the north of Roman Road, Moulton Chapel	✓	X	X	X	X	0	0	✓	X	✓/X	✓✓	✓/X	X
Mou017	Land to the north of Roman Bank, Moulton Seas End	✓	X	X	X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	X
Mou028	Land to the east of Woodgate Road, Moulton Chapel	✓	X	X	X	X	0	X	✓	X	✓/X	✓	✓/X	X
Mou030	Land to the south of Roman Road, Moulton Chapel	✓	X	X	X	X	0	✓/X	✓	X	✓/X	✓✓	✓/X	X
Mou031	Land off Fen Gate Road, Moulton Chapel	✓	X	X	X	X	✓/X	0	✓	X	✓/X	✓✓	✓/X	X
Mou032	The Plough Public House, Woodgate Road, Moulton Chapel	✓	X	X	X	X	✓/X	✓/X	✓	X	✓/X	✓✓	✓/X	X
Mou034	Land to the east of Braybrooks Way, Moulton Chapel	✓	X	X	X	X	0	0	✓	X	✓/X	✓✓	✓/X	X
Old001	Land to the south of Old Main Road, Old Leake	✓	X	✓/X	✓/X	✓/X	0	0	✓/X	X	✓/X	XX	✓/X	✓/X
Old003	Land to the north of Old Main Road, Old Leake	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Old005	Land to the south and east of School Lane, Old Leake	✓	✓/X	✓/X	✓/X	✓/X	0	✓/X	✓	X	✓/X	✓/X	✓/X	✓/X
Old008	Land to the south of Meadow Way, Old Leake	✓	X	✓/X	✓/X	✓/X	0	0	X	X	✓/X	XX	✓/X	✓/X
Old016	Land to the rear of The White Hart, Church Road, Old Leake	✓	✓	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	XX	✓/X	✓/X
Qua006	Land to the south of Watergate,	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	Quadring													
Qua007	Land to the north-west of Watergate, Quadring	✓	X	X	X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Qua008	Land to the south-east of Watergate, Quadring	✓	X	X	X	✓/X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Qua009	Land to the east of St Margarets, Quadring	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Qua011	Land to the south of Town Drove, Quadring	✓/X	✓/X	✓/X	✓/X	✓/X	0	?	✓	X	✓/X	✓	✓/X	✓/X
Qua012	Land off Main Road, Quadring	✓	X	X	X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Qua014	Land to the north-west of Watergate, Quadring	✓	X	X	X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Sur004	Land south of Station Road, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓/X
Sur005	Land to the west of Gosberton Road, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	✓	✓/X	✓	✓/X	✓/X
Sur009	Land to the east of Coalbeach Lane, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓/X
Sur008	Land to the south of Seas End Road, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Sur011	Land off Station Road, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Sur012	Land to the south of Park Lane, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	✓	✓/X	✓/X	✓/X	✓/X
Sur014	Land to the north of Seas End Road, Surfleet	✓	X	✓/X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Suj002	Land to the east of Baulkins Drove,	✓/X	✓/X	X	X	X	0	0	✓	X	✓/X	✓	✓/X	X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
	Sutton St James													
Suj004	Land to the east of Bell's Drove, Sutton St James	✓/X	✓/X	X	X	X	0	0	✓	X	✓/X	✓	✓/X	X
Suj005	Land to the east of Sutton Gate, Sutton St James	✓	✓/X	X	X	X	0	0	✓	X	✓/X	✓	✓/X	X
Suj010	Land off Bette Camplings Close, Sutton St James	✓	✓/X	X	X	X	0	0	✓	✓	✓/X	✓	✓/X	X
Tyd005	Tysdale Manor, Common Way, Tydd St Mary	✓	✓/X	✓/X	X	X	✓/X	✓/X	✓	X	✓/X	✓	✓/X	X
Wsn004	Land to the east of Small Drove, Weston	✓	X	✓	✓/X	X	0	?	✓	X	✓/X	✓	✓/X	✓/X
Wsn006	Land to the south of Small Drove, Weston	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wsn007	Land to the east of Pinfold Lane, Weston	✓	X	✓	✓/X	X	0	XX	✓	X	✓/X	X	✓/X	✓/X
Wsn010	Land to the east of Beggars Bush Lane, Weston	✓	X	✓/X	✓/X	✓/X	0	0	X	X	✓/X	✓/X	✓/X	✓/X
Wsn012	Land to the north-west of Broadgate, Weston	✓	X	X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wsn015	Land to the south of Small Drove, Weston	✓	✓/X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wsn021	Land to the south of High Road, Weston	✓	X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wsn023	Land to the south of A151 Weston Bypass off Pinfold Lane, Weston	✓	X	✓	✓/X	X	0	0	X	X	✓/X	X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Wsn024	Land to the south of A151 Weston Bypass off Pinfold Lane, Weston	✓	X	✓	✓/X	✓/X	0	0	X	X	✓/X	X	✓/X	✓/X
Wsn025	Land to the south of A151 Weston Bypass, Weston	✓	X	✓	✓/X	✓/X	✓/X	0	✓	X	✓/X	XX	✓/X	✓/X
Wsn030	Land to the south of High Road, Weston	✓	X	✓/X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X
Wsn033	Land to the south of High Road, Weston	✓	X	✓/X	✓/X	✓/X	0	0	✓	X	✓/X	✓/X	✓/X	✓/X
Wha008	Land to the east of Kirkgate, Whaplode	✓	✓/X	✓	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wha009	Land to the north of Abotts Garden, Whaplode	✓	X	✓	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Wha010	Land to the north of Cob Gate, Whaplode	✓	X	X	✓/X	X	✓/X	0	✓	X	✓/X	✓	✓/X	✓/X
Wha021	Land to the west of Stockwell Gate, Whaplode	✓	X	✓	✓/X	✓/X	0	0	✓	X	✓/X	✓	✓/X	✓/X
Wha023	Land to the east of Church Gate, Whaplode	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓✓	✓/X	✓/X
Wha031	Land to the east of Church Gate, Whaplode	✓	✓/X	✓/X	✓/X	✓/X	✓/X	0	✓	✓	✓/X	✓✓	✓/X	✓/X
Wig001	Jasmine House & Works, Asperton Road, Wigtoft	✓	✓	X	✓/X	X	0	✓/X	✓	✓	✓/X	✓	✓/X	✓/X
Wig002	Land to east of Asperton Road, Wigtoft	✓	✓/X	X	✓/X	X	0	✓/X	✓	X	✓/X	✓	✓/X	✓/X
Wig012	Land to north of Main Road, Wigtoft	✓/X	✓	X	✓/X	X	✓/X	?	✓	X	✓/X	X	✓/X	✓/X

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Wig015	Land to east of Asperton Road, Wigtoft	✓	✓	X	✓/X	X	0	0	✓	X	✓/X	X	✓/X	✓/X
Wra009	Geo H Kime & Co., Main Road, Wrangle	✓	✓/X	✓/X	✓//X	✓/X	✓/X	0	✓	✓	✓/X	X	✓/X	✓/X
Wra015	Land to the west of Broadgate, Wrangle	✓	✓/X	X	✓/X	✓/X	✓/X	0	✓	X	✓/X	X	✓/X	✓/X

Appendix 2 – Summary of SA findings for sites for Policy 17: Accommodation for Gypsies, Travellers and Travelling Showpeople

	Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Allocations													
Land at The Stables, Baulkins Drove, Sutton St James	✓	X	X	X	X	0	0	✓	✓	✓/X	X	✓/X	✓/X

	Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Land at Bleu Raye Farm, Mill Gate, Whaplode Fen	✓	X	X	X	X	0	0	✓	X	✓/X	✓	✓/X	✓/X

Appendix 3 – Summary of SA findings for Employment Site Options

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Employment Allocations – Main Employment Areas														
BO001	Endeavour Park Boardsides, Boston	0	✓/X	✓/X	✓✓	✓	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓
BO006	Riverside Industrial Estate, Marsh Lane, Boston	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	✓/X	✓/X	✓	✓/X	✓✓
BO014	Q2: The Quadrant, Chain Bridge Road, Boston	0	✓/X	✓	✓✓	✓	✓/X	✓/X	X	X	✓/X	✓/X	✓/X	✓✓
CRO01	Crease Drove Business Park, Crowland	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓✓
CRO09	Thorney Road, Crowland	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓✓
HO002	Holbeach Food Enterprise Zone, Welbourne Lane South, Holbeach	0	✓/X	✓/X	✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓✓
KI004	Kirton Distribution Park, Wash Road, Kirton	0	✓/X	✓/X	✓✓	✓	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓
LO002	Bridge Road Industrial Estate, Bridge Road, Long Sutton	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	✓	✓/X	✓/X	✓/X	✓✓
LO007	Land to the south of Bridge Road, Long Sutton	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
SB002	Wingland, Millenium Way, Sutton Bridge	0	✓/X	✓/X	✓✓	✓	✓/X	0	X	✓/X	✓/X	✓/X	✓/X	✓✓
SP001	Wardentree Lane, Spalding	0	✓/X	✓	✓	✓	✓/X	0	X	X	✓/X	✓	✓/X	✓✓
Employment Allocations – Local Employment Areas														
SB005	Railway Lane Industrial Estate, Railway Lane, Sutton Bridge	0	✓/X	✓	✓✓	✓	X	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
SU003	Love Lane, Sutterton	0	✓/X	✓/X	✓✓	✓	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
Employment Allocations – Restricted Employment Sites														

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
BO009	Boston Port Estate, St John's Road, Boston	0	✓/X	✓/X	✓✓	✓	✓/X	✓/X	✓/X	✓	✓/X	✓/X	✓/X	✓✓
SB003	Sutton Bridge Port, West Bank Road, Sutton Bridge	0	✓/X	✓/X	✓✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓✓
Employment Allocations – Established Employment Sites														
BI001	JDM Food Group, Monument Road, Bicker	0	✓/X	✓/X	✓	✓	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓	✓/X	✓✓
BI006	Transflor Ltd, Donington Road, Bicker	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	✓/X	✓/X	✓✓	✓/X	✓✓
BO012	Tulip Ltd, New Hammond Beck Road, Boston	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓/X	✓/X	✓✓
FL001	Intergreen, Washway Road, Fleet Hargate	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓	✓/X	✓✓
HO001	Fleet Road Industrial Estate, Fleet Road, Holbeach	0	✓/X	✓	✓	✓	✓/X	0	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓
MO001	Former Gardman Premises, High Street, Moulton	0	✓/X	✓/X	✓	✓	✓/X	?	✓/X	✓/X	✓/X	✓✓	✓/X	✓✓
OL001	M Baker & Son, Wainfleet Road, Old Leake	0	✓/X	✓/X	✓✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓✓
SB004	Railway Lane East, Sutton Bridge	0	✓/X	✓	✓✓	✓	✓/X	?	✓/X	X	✓/X	✓/X	✓/X	✓✓
SR001	Gosberton Road, Surfleet	0	✓/X	✓/X	✓	✓	✓/X	X	✓/X	✓/X	✓/X	✓/X	✓/X	✓✓

Appendix 4 – Summary of SA findings for Retail Allocation and Reasonable Alternatives

		Objective 1. Housing	Objective 2. Health and Wellbeing	Objective 3. Transport	Objective 4. Socially Inclusive Communities	Objective 5. Education	Objective 6. Green Infrastructure and Biodiversity	Objective 7. Heritage	Objective 8. Landscape and Townscape	Objective 9. Air, Soil and Water Resources	Objective 10. Sustainable Use of Land and Waste	Objective 11. Flood Risk	Objective 12. Climate Change	Objective 13. Employment
Retail - Allocation														
SHR010	Springfields Retail and Exhibition Centre	0	✓/X	✓	✓	✓	✓/X	0	✓	X	✓/X	✓/X	✓/X	✓
Retail – Reasonable Alternatives														
SHR001	Land to the west of Winfrey Avenue, Spalding	0	✓/X	✓	✓/X	✓	✓/X	?	✓	✓	✓/X	X	✓/X	✓✓
SHR002	Old Welland Hospital, Holbeach Road, Spalding	0	✓/X	✓	✓	✓	✓/X	0	✓	✓	✓/X	✓/X	✓	✓
SHR003	Land to the west of Spalding Road, Spalding	0	✓/X	✓/X	✓	✓	✓/X	0	✓/X	X	✓/X	✓/X	✓	✓
SHR004	Land to the west of Cowbit Road, Spalding	0	X	X	✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓/X
SHR005	Land to the north-east of Cowbit Road	0	X	X	✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓
SHR006	Land to the south of Holbeach Road, Spalding	0	X	X	✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓
SHR007	Land to the north of Holbeach Road, Spalding	0	X	X	✓	✓	✓/X	0	X	X	✓/X	✓/X	✓/X	✓
SHR008	Land to the north of the A16	0	X	X	✓/X	✓	X	0	X	X	✓/X	✓/X	✓/X	✓
SHR009	Land to the east of Winfrey Avenue, Spalding	0	✓/X	✓	✓/X	✓	✓/X	?	✓	X	✓/X	X	✓/X	✓✓
SHR011	Land to the east of Marsh Road	0	X	X	✓	✓	✓/X	0	X	✓/X	✓	✓/X	✓/X	✓

Appendix C

Your vision for the Local Plan area in 2031 – Synopsis of responses

South Holland Local Plan (July 2006)

Boston Borough Local Plan (April 1999)

Boston Borough Interim Plan (Non-Statutory Development Control Policy) (February 2006)

South East Lincolnshire Sustainability of Settlements Study (June 2015)

Boston & South Holland Gypsy & Traveller Accommodation Assessment (November 2016)

Assessing Housing Requirements in Boston – Final Report (February 2014)

Boston Borough Strategic Housing Market Assessment Final Report (July 2015)

Peterborough Sub-Regional Strategic Housing Market Assessment Update (October 2015)

Peterborough Sub-Regional Strategic Housing Market Assessment (October 2015) – explanatory note

Peterborough Sub-Regional Strategic Housing Market Assessment – Final Report (July 2014)

Peterborough Sub-Regional Strategic Housing Market Assessment – Executive Summary (July 2014)

Peterborough Sub-Regional Strategic Housing Market Assessment – Appendices (July 2014)

Peterborough Sub-Regional Strategic Housing Market Assessment – explanatory note

Peterborough Housing Market Area and Boston Borough Council – Strategic Housing Market Update (Draft 2017)

South East Lincolnshire Strategic Housing Land Assessment

Settlement Housing Papers

South East Lincolnshire Town Centre and Retail Capacity Study (December 2013)

South East Lincolnshire Town Centre and Retail Capacity Study – Technical Appendix (December 2013)

Spalding Retail Paper

South East Lincolnshire Employment Land Review 2012

South East Lincolnshire Employment Land Technical Paper 2016

South East Lincolnshire Strategic Employment Land Availability Assessment

South East Lincolnshire Infrastructure Delivery Plan

South East Lincolnshire Infrastructure Delivery Plan Baseline Study (November 2015)

South East Lincolnshire Whole Plan Viability Study (2017)

South East Lincolnshire's Carbon Challenge (February 2015)

Lincolnshire Biodiversity Action Plan (October 2011)

The Wash Biodiversity Action Plan (October 2011)

South East Lincolnshire Sports Provision and Open Space Assessment (November 2012)

South East Lincolnshire Sports Provision and Open Space Assessment – Technical Appendices

4th Lincolnshire Local Transport Plan

Lincolnshire Rail Strategy (April 2010)

Boston Transport Strategy (2006)

Boston Transport Strategy (2016 – 2036)

Spalding Transport Strategy 2014 – 2036 (September 2014)

Rail Freight Interchange Facilities for South Holland District – Summary Report (November 2009)

A Rail Freight Interchange for Spalding (March 2010)

South Holland District Council Update of Strategic Flood Risk Assessment (January 2010)

Boston Borough Strategic Flood Risk Assessment (October 2010)

South East Lincolnshire Strategic Flood Risk Assessment (2017)

South Holland, South Kesteven and Rutland Outline Water Cycle Study (January 2011)

Boston Borough Water Cycle Study Pre-Outline Study (November 2009)

Lincolnshire Coastal Study (2010)

The Wash Shoreline Management Plan 2 – Gibraltar Point to Old Hunstanton (April 2010)

South East Lincolnshire Local Plan Habitat Regulation Assessment (2016)

South East Lincolnshire Local Plan Sustainability Appraisal

South East Lincolnshire Local Plan Equality Impact Assessment

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Equality Impact Assessment of the South East Lincolnshire Local Plan 2011-2036

Publication Version

(March 2017)

South East Lincolnshire
Joint Strategic Planning Committee






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1 Introduction

1.1 The Equality Act 2010 replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. The Act recognises nine 'protected characteristics', and identifies that it is against the law to discriminate against anyone because of:

- age;
- disability;
- being or becoming a transsexual person;
- being married or in a civil partnership;
- being pregnant or having a child;
- race (including colour, nationality, ethnic or national origin);
- religion, belief, or lack of religion/belief;
- sex; and
- sexual orientation.

1.2 The Equality Act sets out a public sector Equality Duty, which requires public bodies to consider all individuals when carrying out their day-to-day work, and this Duty applies to the South East Lincolnshire Joint Strategic Planning Committee's work in producing the South East Lincolnshire Local Plan. The Equality Duty is intended to support good decision-making by ensuring that public bodies consider how different people will be affected by their activities, helping them to deliver policies and services which:

- are efficient and effective;
- are accessible to all; and
- meet different people's needs.

1.3 As part of the production of the Local Plan, the Joint Strategic Planning Committee must publish relevant, proportionate information to demonstrate its compliance with the Equality Duty, and this Equality Impact Assessment is intended to fulfill that requirement. In more detail, it seeks to:

- identify the mix of people who make up South East Lincolnshire's community (with particular emphasis on protected characteristics); and
- analyse the likely impact of the draft Local Plan's policies on different groups of people within the community (with particular emphasis on protected characteristics).

2 Protected Characteristics in South East Lincolnshire

2.1 **Age** – As table 1 shows, people aged 49 or below are currently proportionally under-represented in South East Lincolnshire, with the number of those aged between 20 and 29 particularly low when compared with the regional and

England & Wales figures. There is a corresponding over-representation of people aged 50 and above, with the numbers of those aged between 60 and 79 particularly high when compared with the regional and England & Wales figures.

Table 1 – Age Structure 2014 (ONS Resident Population Estimates – June 2014)

Age	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands %	England & Wales %
0-9	8,100 (12.2)	9,600 (10.6)	17,700 (11.3)	11.8	12.3
10-19	6,900 (10.4)	9,700 (10.7)	16,600 (10.6)	11.5	11.4
20-29	8,200 (12.3)	9,500 (10.5)	17,700 (11.3)	13.1	13.5
30-39	8,200 (12.3)	9,700 (10.7)	17,900 (11.5)	11.8	13.1
40-49	8,700 (13.1)	12,500 (13.8)	21,200 (13.5)	14.2	14.0
50-59	8,500 (12.8)	12,200 (13.5)	20,700 (13.2)	13.2	12.7
60-69	8,300 (12.5)	12,300 (13.6)	20,600 (13.1)	11.7	10.8
70-79	5,800 (8.7)	9,200 (10.2)	15,000 (9.6)	7.7	7.3
80+	3,700 (5.6)	5,900 (6.5)	9,600 (6.1)	4.8	4.8
Total	66,500	90,400	156,900	------	------

2.2 By 2036 (the end of the Local Plan period), the projections shown in table 2 suggest that the proportion of people in South East Lincolnshire aged 50 or over will have increased significantly, with increases particularly strong in the over 70s. Reductions in the younger age-groups will be particularly focused on the 0-9 and 20-29 age-groups. However, it appears that these projected changes in the local age structure will not be unique to the South East Lincolnshire area - the national and regional age structures are projected to change in very similar ways.

Table 2 – Age Structure 2036 (ONS 2012-based Sub-National Population Projections)

Age	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands %	England %
0-9	8,000 (10.1)	10,000 (9.2)	18,000 (9.6)	10.8	11.1
10-19	8,000 (10.1)	12,000 (11.0)	20,000 (10.6)	11.5	11.4
20-29	9,000 (11.4)	10,000 (9.2)	19,000 (10.1)	12.1	12.5
30-39	10,000 (12.7)	11,000 (10.1)	21,000 (11.2)	10.9	11.9
40-49	10,000 (12.7)	13,000 (11.9)	23,000 (12.2)	12.0	12.5
50-59	9,000 (11.4)	13,000 (11.9)	22,000 (11.7)	11.2	11.4
60-69	9,000 (11.4)	14,000 (12.8)	23,000 (12.2)	11.8	11.1
70-79	8,000 (10.1)	14,000 (12.8)	22,000 (11.7)	10.8	9.9
80+	8,000 (10.1)	12,000 (11.0)	20,000 (10.6)	9.0	8.2
Total	77,000	107,000	188,000	------	------

2.3 **Disability** – As table 3 shows, a greater proportion of South East Lincolnshire's population suffers long-term health problems or disabilities than is the case at regional or national level.

Table 3 – Long term health problem or disability (2011 Census)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands %	England %
Day to day activities limited a lot	6,199 (9.6)	8,376 (9.5)	14,575 (9.5)	8.7	8.3
Day to day activities limited a little	6,841 (10.6)	9,821 (11.1)	16,662 (10.9)	9.9	9.3
Day to day activities not limited	51,597 (79.8)	70,073 (79.4)	121,670 (79.6)	81.4	82.4

2.4 **Being or becoming a transsexual person** – No data is available relating to this protected characteristic.

2.5 **Being married or in a civil partnership**

Table 4 – Marital and Civil Partnership Status (2011 Census)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands (%)	England (%)
Never married or never registered a civil partnership	15,558 (29.2)	18,650 (25.4)	34,208 (27.0)	32.3	34.6
Married	26,255 (49.3)	39,098 (53.3)	65,353 (51.6)	48.5	46.6
In a registered civil partnership	103 (0.2)	122 (0.2)	225 (0.2)	0.2	0.2
Separated but married or in a civil partnership	1,301 (2.4)	1,823 (2.5)	3,124 (2.5)	2.6	2.7
Divorced or formerly in a civil partnership which is dissolved	5,718 (10.7)	7,151 (9.7)	12,869 (10.2)	9.3	9.0
Widowed or surviving partner from a civil partnership	4,340 (8.1)	6,510 (8.9)	10,850 (8.6)	7.2	6.9

2.6 As table 4 shows, the proportion of people in South East Lincolnshire who are married or widowed is higher than at the regional or national level. Conversely, the proportion of people who have never married or registered a civil partnership is lower.

2.7 **Being pregnant or having a child** – No data is available relating to this protected characteristic.

2.8 **Race (including colour, nationality, ethnic or national origin)** - As table 5 shows, ethnic diversity within South East Lincolnshire is significantly more limited than is the case for the region or England, with only 2.6% of the population being non-white (compared to 10.7% for the region, and 14.5% for England). However, this disguises the unusually high proportion of the area's white population which is not 'White – British', 'White – Irish', or 'White –

Gypsy or Irish Traveller', and table 6 shows that South East Lincolnshire's population has considerable diversity in terms of country of birth.

Table 5 – Ethnic Group (2011 Census)

	Boston Borough Number %	***South Holland Number %***	**South East Lincolnshire Number %**	**East Midlands %**	**England %**
White – British	54,221 (83.9)	*79,569 (90.1)*	133,790 (87.5)	85.4	79.8
White – Irish	208 (0.3)	*282 (0.3)*	490 (0.3)	0.6	1.0
White - Gypsy or Irish Traveller	63 (0.1)	*100 (0.1)*	163 (0.1)	0.1	0.1
White – Other White	8,100 (12.5)	*6,419 (7.3)*	14,519 (9.5)	3.2	4.6
Mixed - White and Black Caribbean	171 (0.3)	*247 (0.3)*	418 (0.3)	0.9	0.8
Mixed - White and Black African	114 (0.2)	*138 (0.2)*	252 (0.2)	0.2	0.3
Mixed – White and Asian	167 (0.3)	*233 (0.3)*	400 (0.3)	0.5	0.6
Mixed – Other Mixed	212 (0.3)	*178 (0.2)*	390 (0.3)	0.3	0.5
Asian/Asian British; Indian	374 (0.6)	*251 (0.3)*	625 (0.4)	3.7	2.6
Asian/Asian British; Pakistani	148 (0.2)	*48 (0.1)*	196 (0.1)	1.1	2.1
Asian/Asian British; Bangladeshi	72 (0.1)	*54 (0.1)*	126 (0.1)	0.3	0.8
Asian/Asian British; Chinese	130 (0.2)	*176 (0.2)*	306 (0.2)	0.5	0.7
Asian/Asian British; Other Asian	204 (0.3)	*218 (0.2)*	422 (0.3)	0.8	1.5
Black/African/ Caribbean/ Black British; African	174 (0.3)	*137 (0.2)*	311 (0.2)	0.9	1.8
Black/African/ Caribbean/ Black British; Caribbean	57 (0.1)	*72 (0.1)*	129 (0.1)	0.6	1.1
Black/African/ Caribbean/ Black British; Other Black	47 (0.1)	*48 (0.1)*	95 (0.1)	0.2	0.5
Other Ethnic Group; Arab	63 (0.1)	*13 (0.0)*	76 (0.0)	0.2	0.4
Other Ethnic Group; Any Other Ethnic Group	112 (0.2)	*87 (0.1)*	199 (0.1)	0.4	0.6

Table 6 – Country of Birth (2011 Census)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands (%)	England (%)
England	53,799 (83.2)	78,046 (88.4)	131,845 (86.2)	87.6	83.5
Northern Ireland	165 (0.3)	266 (0.3)	431 (0.3)	0.3	0.4
Scotland	564 (0.9)	1,011 (1.1)	1,575 (1.0)	1.5	1.3
Wales	314 (0.5)	497 (0.6)	811 (0.5)	0.7	1.0
UK not Otherwise Specified	5 (0.0)	10 (0.0)	15 (0.0)	0.0	0.0
Ireland	176 (0.3)	272 (0.3)	448 (0.3)	0.5	0.7
Other EU (Member Countries in March 2001)	1,026 (1.6)	1,178 (1.3)	2,204 (1.4)	1.1	1.7
Other EU (Accession Countries April 2001 to March 2011)	6,839 (10.6)	5,241 (5.9)	12,080 (7.9)	2.0	2.0
Other Countries	1,749 (2.7)	1,749 (2.0)	3,498 (2.3)	6.3	9.4

2.9 **Religion, belief, or lack of religion/belief** – As table 7 shows, a greater proportion of South East Lincolnshire's population identifies itself as Christian than is the case for the region or England. There is a correspondingly lower proportion of the area's population who identify themselves as members of other religions, or as having no religion.

Table 7 – Religion (2011 Census)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands (%)	England (%)
Christian	45,941 (71.1)	63,861 (72.3)	109,802 (71.8)	58.8	59.4
Buddhist	126 (0.2)	119 (0.1)	245 (0.2)	0.3	0.5
Hindu	191 (0.3)	100 (0.1)	291 (0.2)	2.0	1.5
Jewish	30 (0.0)	69 (0.1)	99 (0.1)	0.1	0.5
Muslim	434 (0.7)	258 (0.3)	692 (0.5)	3.1	5.0
Sikh	47 (0.1)	69 (0.1)	116 (0.1)	1.0	0.8
Other Religion	197 (0.3)	260 (0.3)	457 (0.3)	0.4	0.4
No Religion	13,143 (20.3)	17,146 (19.4)	30,289 (19.8)	27.5	24.7
Religion Not Stated	4,528 (7.0)	6,388 (7.2)	10,916 (7.1)	6.8	7.2

2.10 **Sex** – As table 8 shows, the female population of South East Lincolnshire outweighs the male population at roughly the same rate as for the region and England.

Table 8 – Sex (2011 Census)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands (%)	England (%)
Female	33,101 (51.2)	45,151 (51.2)	78,252 (51.2)	50.7	50.8
Male	31,101 (48.8)	43,119 (48.8)	74,655 (48.8)	49.3	49.2

2.11 **Sexual orientation** - No data is available relating to this protected characteristic, although the 2011 Census identifies that 225 people living in South East Lincolnshire are in a Registered Same-Sex Civil Partnership. This equates to 0.18% of the adult population, compared to 0.19% regionally and 0.23% nationally.

3 Assessment of policies

3.1 The South East Lincolnshire Local Plan 2011-2036 Publication Version (March 2017) contains 31 policies. Table 9 assesses whether they are likely to have an unequal impact on different groups of people (i.e. depending on their protected characteristics).

3.2 For each policy, the following questions have been considered.

Age - Will this policy affect people differently depending upon their age?

Disability – Will this policy affect people differently depending upon whether they are disabled or not?

Being or becoming a transsexual person – Will this policy affect people differently depending upon whether they are/are becoming a transsexual person or not?

Being married or in a civil partnership – Will this policy affect people differently depending upon their marital/civil partnership status?

Being pregnant or having a child – Will this policy affect people differently depending upon whether they are pregnant/have a child or not?

Race (including colour, nationality, ethnic or national origin) – Will this policy affect people differently depending upon their race?

Religion, belief, or lack of religion/belief – Will this policy affect people differently depending upon their religion or belief?

Sex – Will this policy affect people differently depending upon their gender?

Sexual orientation – Will this policy affect people differently depending upon their sexual orientation?

3.3 The assessment uses the following symbols to identify the potential impact of each policy on each protected characteristic:

+ Positive
O Neutral
X Negative

Table 9 – Assessment of Policies

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
1) Presumption in favour of Sustainable Development	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
2) Spatial Strategy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
3) Development Management	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
4) Design of New Development	+	+	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions to ensure that public spaces are accessible to all may particularly benefit the elderly, disabled, and people with young children.
5) Strategic Approach to Flood Risk	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
6) Meeting Physical Infrastructure and Service Needs	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.

Table 9 – Assessment of Policies (continued)

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
7) Developer Contributions	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
8) Improving South East Lincolnshire's Employment Land Portfolio	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
9) Promoting a Stronger Visitor Economy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
10) Meeting Objectively Assessed Housing Needs	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
11) Distribution of New Housing	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
12) Vernatts Sustainable Urban Extension	+	O	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions seeking nursery, primary and secondary school places may particularly benefit young people and parents.

Table 9 – Assessment of Policies (continued)

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
13) Holbeach West Sustainable Urban Extension	+	O	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions seeking nursery, primary and secondary school places and children's play space may particularly benefit young people and parents.
14) Providing a Mix of Housing	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
15) Affordable Housing	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
16) Rural Exception Sites	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
17) Accommodation for Gypsies, Travellers and Travelling Showpeople	O	O	O	O	O	+	O	O	O	The provisions of this policy will have the same impact on most groups. However, it seeks to ensure that the specific housing needs of people from the White - Gypsy or Irish Traveller ethnic group will be met (i.e. a positive impact for race).

Table 9 – Assessment of Policies (continued)

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
18) Houses in Multiple Occupation and the Sub-Division of Dwellings	O	O	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions to prevent the loss of 'family-sized' dwellings may particularly benefit parents.
19) Replacement Dwellings in the Countryside	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
20) The Reuse of Buildings in the Countryside for Residential Use	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
21) The Retail Hierarchy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
22) Primary Shopping Frontages	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
23) Additional Retail Provision	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
24) The Natural Environment	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.

Table 9 – Assessment of Policies (continued)

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
25) The Historic Environment	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
26) Pollution	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
27) Climate Change and Renewable and Low Carbon Energy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
28) Community, Health and Well-being	+	+	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions to ensure that environments are accessible to all sections of the community may particularly benefit the elderly, disabled, and people with young children, whilst its provisions seeking education, childcare, and teenage services may particularly benefit young people and parents.
29) Delivering a More Sustainable Transport Network	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.

Table 9 – Assessment of Policies (continued)

Policy	Protected Characteristic									Comments
	Age	Disability	Being or becoming a transsexual person	Marriage & civil partnership	Being pregnant or having a child	Race	Religion, belief, or lack of religion/belief	Sex	Sexual orientation	
30) Delivering the Spalding Transport Strategy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
31) Vehicle and Cycle Parking	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.

South East Lincolnshire Local Plan 2011-2036: Publication Version

Statement of Consultation

March 2017

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1. Introduction

1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 require the preparation of a statement, to be submitted in support of the Local Plan, which demonstrates how consultation has been undertaken during the plan preparation process and how this complies with the requirements set out in the Regulations and the South East Lincolnshire Joint Strategic Planning Committee adopted Statement of Community Involvement (2012).

1.2 This Statement of Consultation is prepared in compliance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and in accordance with Regulation 17 which states that the statement should set out:
(i) Which bodies and persons were invited to make representations under regulation 18;
(ii) How those bodies and persons were invited to make such representations
(iii) A summary of the main uses raised by those representations; and
(iv) How those main issues have been addressed.

Background to South East Lincolnshire Local Plan

1.3 Development within South East Lincolnshire is currently guided by the saved policies of the adopted Local Plans for Boston Borough (1999) and South Holland District (2006).

1.4 Once adopted, the South East Lincolnshire Local Plan will supersede all of these saved policies and will form the statutory Development Plan for the area, alongside other adopted development plan documents (e.g. the Lincolnshire Minerals and Waste Local Plan and any neighbourhood plans). The Local Plan will guide development and the use of land in South East Lincolnshire until 2036 and will help to shape how the area will change over this period.

1.5 The South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) originally intended to produce the Local Plan in two parts:

- A Strategy and Policies Development Plan Document (DPD) that would set out the vision, priorities and policies, and identify broad locations for change, growth and protection; and
- A Site Allocations DPD that would identify the sites that would be developed for specific uses, and the areas where particular policies would apply.

However, the Joint Committee subsequently decided to cease this approach in 2014 and to instead produce the Local Plan as a single document.

Statement of Community Involvement

1.6 Under the Planning and Compulsory Purchase Act 2004, a local planning authority must prepare a statement of community involvement. The South East Lincolnshire Joint Strategic Planning Committee Statement of Community Involvement (SCI) was adopted on 27th April 2012 and sets out proposals for involving and consulting members of the public and stakeholders on the preparation of planning policies and the determination of planning applications in the area.

1.7 The Joint Committee is committed to continuous community involvement in policy making and will take into account all input from the many diverse interests it serves. The key aim is to engage with residents, businesses, interest groups and other stakeholders in a meaningful and cost-effective way where the outcomes of such engagement demonstrate both real benefits for the community and value for money for the partner authorities (Boston Borough Council, South Holland District Council and Lincolnshire County Council).

1.8 This Statement of Consultation will set out how the Joint Committee has consulted the range of groups listed above throughout the preparation of the South East Lincolnshire Local Plan, in accordance with the Statement of Community Involvement.

Consultation Stages

1.9 The Joint Committee has undertaken a four stage consultation process during preparation of the Local Plan. These are listed below.

1. Combined Preferred Options and Sustainability Appraisal Report – consultation undertaken in May – June 2013
2. Draft Local Plan – consultation undertaken in January – February 2016
3. Preferred Sites for Development – consultation undertaken in July – August 2016
4. Publication Version Local Plan – consultation programmed to be undertaken in April – May 2017

1.10 All consultation stages were undertaken in accordance with Regulations 18 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.11 Following consultation at the Draft Local Plan stage in early 2016, the Joint Committee decided to undertake further consultation in the form of the Preferred Sites for Development stage. This was due to the large number of new sites (the majority for housing) that were submitted to the Joint Committee for consideration during the previous consultation. Because a number of these sites were considered to be more suitable for allocation than some proposed in the

Draft Local Plan, it was felt that these themselves should also be subject to public scrutiny, in the form of a 'Preferred Sites' consultation.

Report Structure

1.12 The remainder of this Statement of Consultation has been set out so as to clearly demonstrate how each of the four requirements set out in Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012 have been met in relation to each consultation undertaken.

2. Combined Preferred Options and Sustainability Appraisal Report Consultation (May – June 2013)

Introduction

2.1 The Combined Preferred Options and Sustainability Appraisal Report underwent an eight week consultation period between Friday 3rd May and Friday 28th June 2013. The document set out the various options that had been considered for the Strategy and Policies DPD (before the single Local Plan approach was taken) – some of which are still relevant to the Publication Version Local Plan where no significant change in approach occurred. It also identified why some options were rejected, and set out the spatial portrait, vision, priorities, policies and what proposals should be included in the Local Plan.

Which bodies and persons were invited to make representations under regulation 18?

2.2 Appendix 1 sets out the full list of bodies and persons held on the Local Plan consultation database that the Joint Committee invited to make representations at the first consultation stage. The list included:

· Specific Consultation Bodies;
· General Consultation Bodies;
· Residents and Businesses; and
· Elected members

How those bodies and persons were invited to make such representations under regulation 18

2.3 The Joint Committee invited bodies and persons to make representations by sending a letter/email to each representative/person on the consultation database on 30th April 2013. Relevant authorities in South East Lincolnshire were also contacted by letter, and enclosed was a copy of the consultation document and summaries for both the Preferred Options and Sustainability Appraisal Report. The letters advised of the consultation arrangements, examples of which are included in Appendix 2.

2.3 The consultation document was advertised on, and available from the South East Lincolnshire Local Plan website with adverts and links from the Boston Borough Council and South Holland District Council websites. A copy of the document with summaries and response forms were also available in the libraries in South East Lincolnshire (open at that time): Boston, Crowland, Donington, Holbeach, Kirton, Long Sutton, Pinchbeck, Spalding and on the two mobile libraries that operated in the area and one access van that visited the house bound.

2.4 In addition, the Joint Committee held 14 'drop-in'/exhibition sessions across the Local Plan area as part of the consultation. The locations and dates were publicised on the three websites mentioned above, in leaflets available/ distributed in various locations, on social media and through press releases (issued by both councils at the beginning of May). Staff were available at these exhibitions to answer any questions and discuss issues. The sessions were held for four hours between 3pm and 7pm (with the exception of Deeping St Nicholas which was extended to 9pm) to enable people to attend after work. Displays were provided at each event with information being tailored to specific towns/villages and their rural hinterlands. The table below shows the attendance at each 'drop-in' session.

DATE	BUILDING	SETTLEMENT	LOCAL AUTHORITY	ATTENDANCE
Tues 7th May	Village Hall	Butterwick	BBC	7
Tues 7th May	Ruby Hunt Centre	Donington	SHDC	4
Fri 10th May	Community Centre	Holbeach	SHDC	25
Fri 10th May	Village Hall	Wyberton	BBC	21
Mon 13th May	Village Hall	Old Leake	BBC	8
Mon 13th May	Village Hall	Pinchbeck	SHDC	17
Weds 15th May	Town Hall	Kirton	BBC	13
Weds 15th May	Curlew Centre	Sutton Bridge	SHDC	6
Fri 17th May	British Legion Hall	Crowland	SHDC	13
Fri 17th May	St Mary's Church Hall	Swineshead	BBC	60
Mon 20th May	Memorial Hall	Gedney Hill	SHDC	9

Mon 20th May	Village Hall	Sutterton	BBC	11
Weds 22nd May	Primary School	Deeping St Nicholas	SHDC	38
Fri 24th May	Market House	Long Sutton	SHDC	42

2.5 Exhibitions were also displayed in the reception areas of both Boston Borough Council and South Holland District Council offices for the whole consultation period with copies of the document, summaries and response forms.

2.6 Alongside the above, a workshop was held with developers and infrastructure providers on 23rd May 2013. The aim of this was to allow delivery and infrastructure (physical, social and environmental) constraints to be identified in the context of the Local Plan and for potential solutions to be considered. The full list of those who were invited, and attendees, can be found in Appendix 2.

Other Publicity

2.7 Some time before the consultation began a number of presentations were made relating to the Local Plan to the Boston Area Partnership, Parish Council's in Boston Borough and Spalding Town Forum.

2.8 In order to further publicise the consultation, posters were sent to doctors' surgeries, libraries, secondary schools, colleges, small outlets in villages, parish clerks (to display locally), Boston Matters, Lincolnshire Standard and Boston Target as well as the exhibition venues on the 15th April 2013. Posters and leaflets were sent to the Pilgrim and Johnson Hospitals on 26th April 2013.

2.9 Leaflets were also distributed face-to-face at Asda in Boston, Morrisons in Pinchbeck and Tesco in Holbeach to publicise the consultation events.

2.10 Local newspapers, parish magazines, council newsletters and screens in the reception area of South Holland District Council's offices all provided publicity.

2.11 A variety of information is provided within Appendix 2 which demonstrates how people were invited to make representations and how they were informed about the consultation. It is considered that all of the above meets our statutory requirements under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the commitments made in our Statement of Community Involvement.

A summary of the main issues raised by the representations made pursuant to regulation 18

2.12 During the consultation period the Joint Committee received a total of 1,409 comments. The method of submission was either by post to Boston Borough Council's offices or to the dedicated Local Plan email address.

2.13 Together, these representations covered a wide variety of matters featured in the Preferred Options document. A summary of the main issues raised during the consultation is provided in Appendix 3.

How have those main issues raised under regulation 18 been addressed in the Local Plan?

2.14 All representations have been considered by officers and Councillors. The officer responses to the representations received and recommended changes were considered by the Joint Committee on 27th September 2013 and 25th November 2013. These are available to view as part of the committee reports for the two meetings, which can be found on our website www.southeastlincslocalplan.org.

2.15 The committee reports should be read alongside, and in effect form part of, this Consultation Statement, and collectively assist in the fulfilment of the Regulations.

3. Draft Local Plan Consultation (January – February 2016)

Introduction

3.1 The Draft Local Plan represented a significant stage in the preparation of the South East Lincolnshire Local Plan and underwent a six week consultation period between Friday 8th January and Friday 19th February 2016. The document set out: a vision and strategic priorities for the area; draft policies; and options for possible land allocations. A range of supporting documents were published and consulted on alongside the Draft Plan in January 2016, namely:

- A Strategic Environmental Assessment/Sustainability Appraisal Non-Technical Summary
- A commentary on the Habitats Regulations Assessment process;
- An Equalities Assessment;
- An interim statement on Whole Plan Viability;
- An interim Infrastructure Delivery Plan;
- An interim Duty to Cooperate statement;
- A Strategic Housing Land Availability Assessment;
- An Employment Land Technical Paper;
- A Spatial Strategy Background Paper;
- A Settlement Boundaries Background Paper;
- A Housing Paper; and

· ‘A Strategy for the delivery of a further phase of the Spalding Western Relief Road and major housing growth in Spalding’.

Which bodies and persons were invited to make representations under regulation 18?

3.2 Appendix 4 sets out the full list of bodies and persons held on the Local Plan consultation database that the Joint Committee invited to make representations at the second consultation stage. The list included:
· Specific Consultation Bodies;
· General Consultation Bodies;
· Residents and Businesses; and
· Elected members

How those bodies and persons were invited to make such representations under regulation 18

3.3 The Joint Committee invited bodies and persons to make representations by sending a letter/email to each representative/person on the consultation database on 15th December 2015. The correspondence advised of the consultation arrangements, examples of which are included in Appendix 5. Relevant authorities in South East Lincolnshire were also contacted at this time, and were provided with a copy of the Draft Local Plan in the week leading up to the consultation.

3.4 The consultation was advertised on the Boston Borough Council and South Holland District Council websites with links to the South East Lincolnshire Local Plan website where the Plan document and supporting documents were publicised and available to view. A copy of the document, Sustainability Appraisal, posters advertising the consultation events (see paragraph 3.5 below), leaflets and comment forms were also available in the libraries in South East Lincolnshire (open at that time): Boston, Crowland, Holbeach, Kirton, Long Sutton, Pinchbeck, Spalding and on the two mobile libraries that operated in the area.

3.5 In addition, the Joint Committee held 16 ‘drop-in’/exhibition sessions across the Local Plan area as part of the consultation. The consultation itself and the locations and dates of the events were publicised through various means, as follows:
· On the three websites mentioned above;
· In leaflets available/distributed in various locations;
· Press releases issued in December 2015 and January and February 2016;
· On social media;
· Simply Boston and Simply Spalding magazines in January and February 2016 (including the Leaders’ column in the January Simply Boston magazine)

reaching an estimated 20,000 and 26,000 homes and businesses respectively;

- In an edition of Boston Bulletin Daily in the build up to the consultation;
- South Holland District Council staff newsletter in December 2015 and January 2016;
- December 2015 edition of the Lincolnshire County Council 'Network South Transport and Travel Briefing' distributed to Parish Councils and elected members;
- A Members briefing a week before the consultation commenced; and
- Email correspondence with Boston Youth Council.

3.6 Staff were available at these exhibitions to answer any questions and discuss issues. The sessions were held for four hours between 3.30pm and 7.30pm (with the exception of the Spalding South Holland Centre event which took place between 11am and 3pm due to it being market day) to enable people to attend after work. Displays were provided at each event with information being tailored to specific towns/villages and their rural hinterlands. The table on the following page shows the attendance at each 'drop-in' session.

DATE	BUILDING	SETTLEMENT	LOCAL AUTHORITY	ATTENDANCE
Weds 13th Jan	Village Hall	Swineshead	BBC	165
Weds 13th Jan	Village Hall	Pinchbeck	SHDC	66
Fri 15th Jan	Parish Hall	Wyberton	BBC	66
Fri 15th Jan	Curlew Centre	Sutton Bridge	SHDC	42
Mon 18th Jan	Community Centre	Old Leake	BBC	25
Mon 18th Jan	Market House	Long Sutton	SHDC	80
Weds 20th Jan	Town Hall	Kirton	BBC	101
Fri 22nd Jan	Village Hall	Butterwick	BBC	66
Fri 22nd Jan	Ruby Hunt Centre	Donington	SHDC	28
Mon 25th Jan	Village Hall	Sutterton	BBC	78
Tues 26th Jan	Memorial Hall	Gedney Hill	SHDC	30
Thurs 28th Jan	Community Centre	Holbeach	SHDC	118

Tues 2nd Feb	Village Hall	Surfleet	SHDC	87
Fri 5th Feb	British Legion Hall	Crowland	SHDC	30
Tues 9th Feb	South Holland Centre	Spalding	SHDC	80
Weds 10th Feb	Village Hall	Cowbit	SHDC	45

3.7 Exhibitions were also displayed in the reception areas of both Boston Borough Council and South Holland District Council offices for the whole consultation period with copies of the Draft Local Plan and the Sustainability Appraisal being on display, as well as leaflets and comment forms that people could take away.

Other Publicity

3.8 In order to further publicise the consultation, posters were sent to doctors' surgeries, the Pilgrim and Johnson Hospitals, schools, colleges, small outlets in villages and parish clerks (to display locally) on the 15th and 16th December 2015.

3.9 Officers met with Pinchbeck Parish Council, Pedals (Spalding's Cycle Action Group), Spalding and District Civic Society and, following concerns raised by its Parish Clerk, Weston Parish Council; and gave a presentation to a public meeting on the Local Plan organised by the Long Sutton and District Civic Society which attracted 138 people.

3.10 Parish magazines also provided publicity, as did the local media through the following:

- Cabinet Call column with Cllr Gambba-Jones in the Spalding Guardian (31st December 2015)
- Article in Spalding Voice
- Front page article of Lincolnshire Free Press (5th January 2016)
- Article in Boston Standard (6th January 2016) and online (31st December 2015)
- Story on Lincolnshire Echo website (8th January 2016)
- BBC Radio Lincolnshire news item (8th January 2016)

3.11 A variety of information is provided within Appendix 5 which demonstrates how people were invited to make representations and how they were informed about the consultation. It is considered that all of the above meets our statutory requirements under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the commitments made in our Statement of Community Involvement.

A summary of the main issues raised by the representations made pursuant to regulation 18

3.12 During the consultation period the Joint Committee received a total of 1,666 comments. A number of methods of submission were available as follows: our online consultation portal; by post to Boston Borough Council's offices; by completing a comments form at one of our consultation events or council offices; or by emailing the dedicated Local Plan email address.

3.13 On 22nd April 2016, the Joint Committee considered a report setting out the key issues raised during the consultation as well as an overall summary of consultation responses. That report forms part of our Consultation Statement requirements as set by regulation 19 (i.e. in addition to this report) and can be found on our website at: www.southeastlincslocalplan.org/22nd-april-2016/

How have those main issues raised under regulation 18 been addressed in the Local Plan?

3.14 All representations have been considered by officers and Councillors. The officer responses to the representations received and recommended changes in relation to Policy 2: Spatial Strategy, Policy 11: Distribution of New Housing and individual sites in the top three tiers of the settlement hierarchy (Sub-Regional Centres, Main Service Centres and Minor Service Centres) were set out in the Housing Papers approved by Joint Committee and published in July 2016. These papers are available to view on our website www.southeastlincslocalplan.org under the 'Consultation July-August 2016' section.

3.15 The officer responses and recommended approach to the representations received in relation to the remaining policies and Other Service Centres and Settlements in the draft Local Plan were considered at a series of Local Plan Steering Group meetings in 2016 before being formally taken to Joint Committee on 10th March 2017. The officer responses and recommendations for changes to the Local Plan are available to view as part of the committee report for 10th March 2017, which can be found on our website (address above).

3.16 The Housing Papers and committee report should be read alongside, and in effect form part of, this Consultation Statement, and collectively assist in the fulfilment of the Regulations.

4. Preferred Sites Consultation (July – August 2016)

Introduction

4.1 The Preferred Sites consultation represented another significant stage in the preparation of the South East Lincolnshire Local Plan. Following consideration of the site-specific comments and an assessment of the new sites promoted for

development through the draft Local Plan consultation, another six week consultation was undertaken (between Friday 15th July and Friday 12th August 2016) where comments were invited on our 'Preferred Sites for Development' for residential, employment and other uses.

4.2 The sites subject to consultation were those which the Joint Committee were proposing to identify as allocations for development in the 'Publication' version of the Local Plan which is to be submitted to the Secretary of State. As stated in paragraph 1.11, as some of the Preferred Sites had not been the subject of previous public consultation, it was important to ensure a final opportunity for individuals and organisations to offer their views on the suitability or otherwise of all these sites for the specified development.

4.3 Work on the preparation of the Preferred Sites for Development was inextricably linked to the review of Policy 2: Spatial Strategy (which identifies the role and function of some seventy-three settlements) and Policy 12: Distribution of New Housing (which sets a housing provision target for each of the designated Sub-Regional Centres, Main Service Centres and Minor Service Centres. As a result of the consideration of the relevant comments made on the draft Local Plan, these policies were revised and consulted on alongside the Preferred Sites.

4.4 The updated Sustainability Appraisal was also published for consultation and a call for retail sites was issued.

Which bodies and persons were invited to make representations under regulation 18?

4.5 Appendix 6 sets out the full list of bodies and persons held on the Local Plan consultation database that the Joint Committee invited to make representations at the third consultation stage. The list included:

· Specific Consultation Bodies;
· General Consultation Bodies;
· Residents and Businesses; and
· Elected members

How those bodies and persons were invited to make such representations under regulation 18

4.6 The Joint Committee invited bodies and persons to make representations by sending a letter/email to each representative/person on the consultation database on 30th June and 1st July 2016. The correspondence advised of the consultation arrangements, examples of which are included in Appendix 7. Relevant authorities in South East Lincolnshire were also contacted at this time, and were provided with a copy of the Inset Maps showing the Preferred Sites for Development as well as revised policies 2 and 12 in the week leading up to the consultation.

4.7 The consultation was advertised on the Boston Borough Council and South Holland District Council websites with links to the South East Lincolnshire Local Plan website where the following were available to view:

- Inset Maps;
- Revised policies 2 and 12;
- The Sustainability Appraisal;
- Housing papers for each settlement where allocations are proposed;
- An employment paper;
- A retail paper; and
- An updated South East Lincolnshire Strategic Housing Land Availability Assessment

A folder containing the Inset Maps and revised policies, as well as posters advertising the consultation events (see paragraph 4.8 below), leaflets and comment forms were also available in the libraries in South East Lincolnshire (open at that time): Crowland, Donington, Holbeach, Long Sutton, Pinchbeck, Spalding and on the two mobile libraries that operate in the area.

4.8 In addition, the Joint Committee held 16 'drop-in'/exhibition sessions across the Local Plan area as part of the consultation. The consultation itself and the locations and dates of the events were publicised through various means, as follows:

- On the three websites mentioned above;
- In leaflets available/distributed in various locations;
- Press releases issued in June, July and August 2016;
- On social media;
- Simply Boston and Simply Spalding magazines in July and August 2016 (including the Leaders' column in the July Simply Boston magazine) reaching an estimated 20,000 and 26,000 homes and businesses respectively;
- Adverts in the Boston Standard (13th and 27th July 2016), Lincolnshire Free Press (12th July 2016), Spalding Guardian (28th July) and Spalding Voice (14th and 28th July 2016);
- Posters sent to all parish clerks on 16th May 2016;
- Boston Bulletin Daily on 6th June 2016;
- South Holland District Council staff newsletter in July 2016;
- July 2016 edition of the Lincolnshire County Council 'Network South Transport and Travel Briefing' distributed to Parish Councils and elected members;
- A Members briefing a week before the consultation commenced; and
- Email correspondence with Boston Youth Council.

4.9 Staff were available at these exhibitions to answer any questions and discuss issues. The sessions were held for four hours between 3.30pm and 7.30pm (with the exception of the Spalding South Holland Centre event which took place between 11am and 3pm due to it being market day) to enable people to attend after work. Displays were provided at each event with information being tailored to specific towns/villages and their rural hinterlands. The table below shows the attendance at each 'drop-in' session.

DATE	BUILDING	SETTLEMENT	LOCAL AUTHORITY	ATTENDANCE
Mon 18th July	Community Centre	Old Leake	BBC	12
Mon 18th July	Ruby Hunt Centre	Donington	SHDC	47
Weds 20th July	Town Hall	Kirton	BBC	79
Weds 20th July	Market House	Long Sutton	SHDC	134
Thurs 21st July	Community Centre	Holbeach	SHDC	81
Fri 22nd July	Village Hall	Swineshead	BBC	64
Mon 25th July	Village Hall	Butterwick	BBC	63
Mon 25th July	Village Hall	Cowbit	SHDC	16
Tues 26th July	Village Hall	Sutterton	BBC	39
Tues 26th July	South Holland Centre	Spalding	SHDC	67
Thurs 28th July	British Legion Hall	Crowland	SHDC	34
Fri 29th July	Parish Hall	Wyberton	BBC	38
Tues 2nd Aug	Memorial Hall	Gedney Hill	SHDC	14
Weds 3rd Aug	Library	Pinchbeck	SHDC	90
Fri 5th Aug	Curlew Centre	Sutton Bridge	SHDC	25
Mon 8th Aug	Village Hall	Surfleet	SHDC	36

4.10 As with previous consultations, exhibitions were also displayed in the reception areas of both Boston Borough Council and South Holland District Council offices for the whole consultation period with copies of the Inset Maps, revised policies and housing papers being on display, as well as leaflets and comment forms that people could take away.

Other Publicity

4.11 In order to further publicise the consultation, posters were sent to parish clerks (to display locally) on 15th May 2016. Posters were also sent to doctors' surgeries, the Pilgrim and Johnson Hospitals, schools, colleges and small outlets

in villages on the 1st July 2016. The week before the consultation, officers delivered posters by hand to local supermarkets as well as to village stores where those mailed out were not visibly on display.

4.12 In addition, officers met with Pedals (Spalding's Cycle Action Group) and Weston Parish Council following a request by a ward member to attend a special Local Plan meeting.

4.13 Parish magazines also provided publicity, as did the local media through the following:

- Article in Lincolnshire Free Press on 7th and 19th July 2016.
- Online coverage on the websites of Spalding Voice and Boston Standard
- Tweets and Retweets from Spalding Voice and Tulip Radio
- Story on lincolnshirereporter.co.uk

4.14 Flyers advertising the consultation were produced and distributed by Pinchbeck Parish Council (to homes in Pinchbeck) and by two elected members in Long Sutton and Tydd St Mary.

4.15 A variety of information is provided within Appendix 8 which demonstrates how people were invited to make representations and how they were informed about the consultation. It is considered that all of the above meets our statutory requirements under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the commitments made in our Statement of Community Involvement.

A summary of the main issues raised by the representations made pursuant to regulation 18

4.16 During the consultation period the Joint Committee received a total of 612 comments. As before, a number of methods of submission were available as follows: our online consultation portal; by post to Boston Borough Council's offices; by completing a comments form at one of our consultation events or council offices; or by emailing the dedicated Local Plan email address.

4.17 On 30th September 2016 the Local Plan Steering Group considered the comments received. A summary of the main issues raised during the consultation can be found in Appendix 8.

How have those main issues raised under regulation 18 been addressed in the Local Plan?

4.18 All representations have been considered by officers and Councillors. The officer responses to the representations received and any recommended changes in relation to revised policies 2 (Spatial Strategy) and 11 (Distribution of New Housing) and the Preferred Sites for Development were set out in the updated

Housing Papers published in March 2017. These papers are available to view on our website www.southeastlincslocalplan.org. Comments made on the accompanying Retail and Employment Papers (July 2016) were addressed in the relevant updated papers (March 2017), which can also be accessed via our website.

4.19 The Housing, Retail and Employment Papers should be read alongside, and in effect form part of, this Consultation Statement, and collectively assist in the fulfilment of the Regulations.

4.20 All of the comments received during each consultation, and the officer responses and recommendations (including any changes to the Local Plan), can be viewed in full on our website.

Appendix 1: List of organisations and bodies invited to make representations under regulation 18 on the PO document (2013)

Specific Consultation Bodies	
▪ Anglian Water Services Ltd	▪ O2 UK Ltd
▪ British Telecom Plc	▪ Orange Personal Communications Services
▪ Highways England, Boston and South Holland Highways	▪ South Lincolnshire CCG
▪ Historic England	▪ The Coal Authority
▪ Lincolnshire East CCG	▪ The Environment Agency
▪ Lincolnshire Police	▪ The Homes and Communities Agency
▪ Marine Management Organisation	▪ United Lincolnshire Hospitals NHS Trust
▪ National Grid	▪ Vodafone Ltd
▪ Natural England	▪ Western Power Distribution
Specific Consultation Bodies – Local planning authorities in or adjoining the area	
▪ Boston Borough Council	▪ Lincolnshire County Council
▪ Cambridgeshire County Council	▪ Norfolk County Council
▪ Central Lincolnshire Joint Policy Unit	▪ Peterborough City Council
▪ East Lindsey District Council	▪ South Holland District Council
▪ Fenland District Council	▪ South Kesteven District Council
▪ Kings Lynn and West Norfolk Borough Council	
Specific Consultation Bodies – Town and Parish Councils in South East Lincolnshire	
▪ Algarkirk Parish Council	▪ Holbeach Parish Council
▪ Amber Hill Parish Council	▪ Holland Fen with Brothertoft Parish Council
▪ Benington Parish Council	▪ Kirton Parish Council
▪ Bicker Parish Council	▪ Leverton Parish Council
▪ Butterwick Parish Council	▪ Little Sutton Parish Council
▪ Cowbit Parish Council	▪ Long Sutton Parish Council
▪ Crowland Parish Council	▪ Lutton Parish Council
▪ Deeping St Nicholas Parish Council	▪ Pinchbeck Parish Council
▪ Donington Parish Council	▪ Old Leake Parish Council
▪ Fishtoft Parish Council	▪ Quadring Parish Council
▪ Fleet Parish Council	▪ Surfleet Parish Council
▪ Fosdyke Parish Council	▪ Sutterton Parish Council
▪ Frampton Parish Council	▪ Sutton Bridge Parish Council
▪ Freiston Parish Council	▪ Sutton St Edmund Parish Council
▪ Gedney Hill Parish Council	▪ Sutton St James Parish Council
▪ Gedney Parish Council	▪ Swineshead Parish Council
▪ Gosberton Parish Council	▪ The Moultons Parish Council
▪ Tydd St Mary Parish Council	▪ Wigtoft Parish Council
▪ Weston Parish Council	▪ Wrangle Parish Council
▪ Whaplode Parish Council	▪ Wyberton Parish Council

Specific Consultation Bodies – Town and Parish Councils in neighbouring authorities	
▪ Baston Parish Council	▪ Market Deeping Parish Council
▪ Billingborough Parish Council	▪ Morton & Hanthorpe Parish Council
▪ Bourne Town Council	▪ Newborough and Borough Parish Council
▪ Coningsby Parish Council	▪ Newton Parish Council
▪ Deeping St James Parish Council	▪ New Leake Parish Council
▪ Dogdyke Parish Council	▪ North Kyme Parish Council
▪ Dowsby Parish Council	▪ Parson Drove Parish Council
▪ Dunsby Parish Council	▪ Pointon & Sempringham Parish Council
▪ EastVille Parish Council	▪ Rippingale Parish Council
▪ Friskney Parish Council	▪ South Kyme Parish Council
▪ Frithville Parish Council	▪ Sibsey Parish Council
▪ Gorefield Parish Council	▪ Swaton Parish Council
▪ Great Hale Parish Council	▪ Terrington St Clement Parish Council
▪ Haconby & Stainfield Parish Council	▪ Thorney Parish Council
▪ Heckington Parish Council	▪ Thurlby Parish Council
▪ Helpringham Parish Council	▪ Tydd St Giles Parish Council
▪ Horbling Parish Council	▪ Walpole Cross Keys Parish Council
▪ Langriville Parish Council	▪ Walpole Parish Council
▪ Langtoft Parish Council	▪ Wildmore Parish Council
▪ Little Hale Parish Council	
Specific Consultation Bodies – Other "relevant authorities"	
▪ Cambridgeshire Police	▪ Norfolk Police

General Consultation Bodies	
▪ 31/44 Architects	▪ Arts Council England, East Midlands
▪ A P Sales	▪ Ashley King Developments
▪ A&R Williamson	▪ AW Phoenix & Sons
▪ Aberdale Nursery	▪ Bairstow Eves (East Midlands) Ltd
▪ Accent Nene	▪ Bambridges Solicitors
▪ ACERT	▪ Bank House Farm
▪ Adlington	▪ Banks, Long & Co
▪ Advance Housing	▪ Bannister Farms Ltd
▪ Age UK Boston and South Holland	▪ Barry Johnson Architects
▪ Amec Foster Wheeler	▪ Barton Willmore LLP
▪ Ancient Monuments Society	▪ Bell Brothers Nurseries Ltd.
▪ Andrew Duffield Development Consultancy Services Development Consultancy	▪ Berry Bros
▪ Angermann, Goddard & Loyd	▪ Bidwells
▪ Anglian Design Associates	▪ Black Sluice Internal Drainage Board
▪ Antony Aspbury Associates	▪ Blackfriars Arts Centre
▪ Applegate (UK) Limited	▪ Boston & District Sports Forum
▪ Architectural and Surveying Services Ltd	▪ Boston Area Partnership
▪ Arthur Wise Trust	▪ Boston Belles Transgendered Support Group

Group	
▪ Boston Chamber of Commerce	▪ Crossroads Nurseries
▪ Boston Civic Group	▪ Cyden Homes Limited
▪ Boston Community Transport	▪ D B Lawrence & Associates
▪ Boston Disability Forum	▪ D R Waters & Son
▪ Boston High School	▪ D W Bradley
▪ Boston Mayflower Ltd	▪ David Lock Associates
▪ Boston Preservation Trust	▪ Dawson Brothers
▪ Boston Woods Trust	▪ Deaf Lincs
▪ Boston, Spalding and District Trades Union Council	▪ Defence Infrastructure Organisation
▪ Bovis Homes Ltd Central Region	▪ Deloitte LLP
▪ Bradshaws Planning Consultancy	▪ Design Council CABE
▪ Brian Barber Associates	▪ Dialogue communicating planning
▪ British Waterways	▪ Disability Rights Commission
▪ Broadgate Homes Ltd	▪ DPDS Consulting Group
▪ Broadway Malyan Planning	▪ Drayton Motors
▪ Brown & Co	▪ DTZ
▪ Bruce Mather and Co	▪ East Midlands Councils
▪ Budworth Brown	▪ East Midlands Design Associates
▪ Butterfly Trust Lincolnshire	▪ Eleys Newton Fallowell
▪ C. R. Dion	▪ FC Congreve & Sons
▪ Calthrops Solicitors	▪ Federation of Small Businesses Wash Branch Chairman
▪ Cannon Kirk Homes	▪ FFT Planning
▪ Capita Symonds	▪ First Plan
▪ Carter Jonas LLP	▪ Fishes Galore
▪ Castle Building Ltd.	▪ Fletcher Salads
▪ CCMC	▪ FLP
▪ Cecil Francis Limited	▪ Forestry Commission East and East Midlands
▪ Central Trains Ltd	▪ Fox Land & Property Ltd.
▪ Centre Point	▪ Friends of the Earth
▪ Chestnut Homes	▪ G E Knight & Sons
▪ Christopher Kemp	▪ G R Merchant Ltd.
▪ Chrysalis Homes Ltd	▪ GA & H Stanley
▪ Church Commissioners	▪ Geoffrey Collings
▪ Civil Aviation Authority	▪ Geoffrey Searle
▪ Clive Wicks Associates	▪ Georgian Group
▪ Colan Campbell & Rosi Coutts	▪ GL Hearn Property Consultants
▪ Colliers CRE	▪ Gladman
▪ Community Lincolnshire	▪ Godfrey Construction Ltd
▪ Core Architects	▪ Grant Farm Services
▪ Council for British Archaeology	▪ Gregory Gray Associates
▪ Country Landowners Association	▪ GVA Grimley
▪ CPRE Lincolnshire Branch	▪ H H Adkins (Contractors) Ltd
▪ CRM Longstaff	▪ H H Bland & Sons
	▪ Hallgate Nursery

▪ Harris Lamb	▪ Lincolnshire Development
▪ HBS	▪ Lincolnshire Enterprise
▪ Health and Safety Executive	▪ Lincolnshire Fieldpaths Association
▪ Heaton Planning Ltd.	▪ Lincolnshire Rural Housing Association
▪ Henry H Bletsoe and Son	▪ Lincolnshire Rural Support Network
▪ Heritage Trust of Lincolnshire	▪ Lincolnshire Sports Partnership
▪ Hix & Son	▪ Lincolnshire Wildlife Trust
▪ Holbeach and District Civic Society	▪ Lindum Group Ltd
▪ Home Builders Federation	▪ Little Manor
▪ Homeless Hostel	▪ Longhurst Housing Association Ltd
▪ Housing and Care 21	▪ M C Heanes & Son
▪ Housing Corporation	▪ M & D Limb
▪ Hulme Upright Manning	▪ Maples Solicitors LLP
▪ Hume Planning Consultancy Ltd	▪ Marine Management Organisation
▪ IBA Planning	▪ Martin Wright
▪ IDPSearch Ltd	▪ Martineau
▪ Ingleton Wood	▪ Masons
▪ J E Ashton & Son	▪ Matrix Planning Ltd
▪ J R Fearn	▪ MaxeyGrounds & Co.
▪ JAS Martin & Co	▪ Ministry of Defence
▪ JCR & R Booth	▪ Molsom & Partners
▪ Jelsons Limited	▪ Morley Brown & Co
▪ JHG Planning Consultancy Ltd	▪ Morriss & Mennie
▪ John D Lynch	▪ Mr Robert Lowe
▪ John Wright Engineering	▪ Munton & Russell
▪ Johnson Brook Ltd	▪ National Association of Local Councils
▪ JW Tyrell & Son	▪ National Playing Fields Association
▪ K W Naylor	▪ Natural Federation of Gypsy Liaison Groups
▪ Kara Management Limited	▪ Neil Dowlman
▪ Keith Baker Design and Management	▪ New Linx Housing Trust
▪ Kier Homes Ltd	▪ NFU
▪ Kier Ventures Ltd.	▪ NLP
▪ KMB Ltd	▪ North Level Internal Drainage Board
▪ Knight Frank LLP	▪ Office of Rail Regulator
▪ L Bray & Sons Ltd.	▪ Open Spaces Society
▪ L&H Homes	▪ Owl Homes of Lincolnshire
▪ La Vern	▪ PC Tinsley Ltd.
▪ Lafarge Aggregates Ltd	▪ Peacock & Smith
▪ Lambert Smith Hampton	▪ Pedals 2011
▪ Lawn Tennis Association	▪ Pegasus Planning Group
▪ Learning and Skills Council	▪ Peter Humphrey Associates Ltd.
▪ Leith Planning Ltd	▪ Pilgrim College Ltd
▪ Lincoln Diocesan Trust	▪ Places for People
▪ Lincolnshire Disability Forum	▪ Planning Aid Service
▪ Lincolnshire Bat Group	▪ Planning Issues
▪ Lincolnshire Chamber of Commerce	▪ Planning Potential

▪ Porrill & Cowell Charity Trust	▪ Stewart Ross Associates
▪ Port of Boston Ltd	▪ Supplies & Services (Nottm) Ltd.
▪ Port Sutton Bridge	▪ Swineshead Developments
▪ PPM Lincs Ltd	▪ T Ashton & Sons
▪ Pygott & Crone	▪ Terry Sykes (Design & Build)
▪ Q V Foods	▪ TGWU
▪ R Lawson & Co. Ltd.	▪ The Bell Cornwell Partnership
▪ R M Pacey	▪ The Crown Estate
▪ Ramblers Association (Lincolnshire South)	▪ The Haven Dock Co. Ltd
▪ Rapleys	▪ The Housing Corporation
▪ Remway Design Ltd	▪ The Inland Waterways Association
▪ Renewable UK	▪ The Planning Bureau Ltd
▪ RH & RW Clutton LLP	▪ The Planning Inspectorate
▪ Road Haulage Association	▪ The Ringrose Law Group
▪ Royal Mail Group Plc	▪ The Robert Doughty Consultancy
▪ Roythornes LLP	▪ The Staples Group of SIPP Trusts
▪ RSPB	▪ The Theatres Trust
▪ RWE Innogy UK Ltd	▪ Transport 2000
▪ S Budge & Co.	▪ Tulip Design
▪ S G Properties	▪ Turley Associates
▪ Samuel Harding & Sons Ltd	▪ Utility Consultancy and Engineering Ltd
▪ Sanderson Wetherall	▪ Victorian Society
▪ Save Britains Heritage	▪ Vine House Farm Ltd
▪ Savills	▪ Walton & Co
▪ SCARAB	▪ Wash And Sutton Bridge Protection Group
▪ Scott Wilson Ltd.	▪ Water Management Alliance
▪ Sedge Homes	▪ Waterloo Housing
▪ Sharman Burgess Ltd	▪ Welland & Deepings Internal Drainage Board
▪ Signet Planning	▪ Welland Seniors' Forum
▪ SLR Consulting Ltd	▪ Wenman Building Design
▪ Society for the Protection of Ancient Buildings	▪ West End Traders Association
▪ Society of Lincolnshire History and Archaeology	▪ Wheatley Homes Ltd.
▪ South Holland Tenants Group	▪ William H Brown
▪ South Lincs Plant Hire	▪ Wilson and Heath
▪ Spalding & District Civic Society	▪ Witham Fourth Internal Drainage Board
▪ Spalding and Peterborough Transport Forum	▪ Witham Valley
▪ Spalding Chamber of Commerce	▪ WNNEMS
▪ Sport England	▪ Women's Centre Boston
▪ Springfields	▪ Woodland Trust
▪ SRA Architecture Ltd	▪ Woods Hardwick Planning Ltd
▪ St Matthew Housing Association	▪ Wyberton Playing Fields Association
▪ Stephen Knipe & Co	▪ YMCA

N.B. The tables above do not include the names of the 67 elected members of Boston Borough Council and South Holland District Council, 2 Members of Parliament for the Boston & Skegness and South Holland & The Deepings constituencies and over 250 individuals (that appear to be members of the public as opposed to representing any specific organisation) who were invited by the Joint Committee to make representations on the Preferred Options document.

Appendix 2: Details of how bodies and persons were invited to make representations on the PO document (2013)

An example of the letter sent as part of the Preferred Options consultation

South East Lincolnshire
Joint Strategic Planning Committee

South East Lincolnshire Local Plan

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Your Ref:

Our Ref: PJU / Local Plan

Tel: 01205 314327

Fax: 01205 314313

E-mail: selp@boston.gov.uk

30 April 2013

Dear Sir/Madam

SOUTH EAST LINCOLNSHIRE LOCAL PLAN CONSULTATION

Boston Borough Council and South Holland District Council are working together to produce a local plan for their combined area. This will be used to guide the provision of new housing, employment, shopping and other types of development, and to protect important areas of our historic and natural environment.

As part of that process we will be undertaking an eight week public consultation on a 'Combined Preferred Options and Sustainability Appraisal Report' from 3rd May to 28th June. This, and a 'Preferred Options Summary' document, are available on www.southeastlincslocalplan.org and in the libraries, mobile libraries and the Council offices in Boston and Spalding. The website also has information on consultation events we have currently programmed. There are also exhibitions in the Council offices in Boston and Spalding.

Yours sincerely

Peter Udy

Forward Planning Officer

An example of the letter/email invitation sent for the IDP workshop

South East Lincolnshire
Joint Strategic Planning Committee

South East Lincolnshire Local Plan

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Your Ref:
Our Ref: PJU / Local Plan

Tel: 01205 314327
Fax: 01205 314313
E-mail: peter.udy@boston.gov.uk

16 April 2013

Dear Sir/Madam

South East Lincolnshire Local Plan
Delivery and Infrastructure Workshop 23 May 2013

The South East Lincolnshire planning authorities would like to invite you to the above workshop. This will focus on key issues related to the delivery of the South East Lincolnshire Local Plan which will be available for consultation for eight weeks from 3rd May at www.southeastlincslocalplan.org. The workshop will allow delivery and infrastructure (physical, social and environmental) constraints to be identified and potential solutions to be considered. Invitations for the event have been sent to a range of infrastructure providers and development industry representatives.

Information from the workshop and follow-up discussions will be used in the preparation of the South East Lincolnshire Infrastructure Delivery Plan (IDP). The IDP is an evidence document to support the Local Plan. The IDP will be introduced further at the workshop. A draft of the baseline report is enclosed. The IDP will be introduced further at the workshop. The South East Lincolnshire Baseline Infrastructure Statement is available in the "Evidence Base" section of the above web site.

Why should you attend? The Local Plan is looking at major development proposals over the next 20 years that could affect your work programmes, such as:

- a broad location for housing growth in Boston and Spalding
- suggested housing numbers for other smaller settlements
- the Spalding Western Relief Road and
- the Rail Freight Interchange.

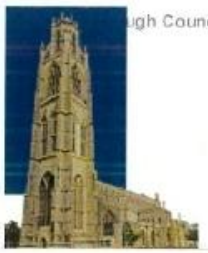
We need your input to make the proposals as realistic and deliverable as can be expected.

The event will take place in the Princess Margaret Room at Boston Borough Council offices (address above). The workshop will start at 10a.m. and finish before 1:30p.m. A buffet lunch will be provided. Please RSVP to Peter Udy, Boston Borough Council at the above address.

Yours sincerely

Peter Udy
Forward Planning Officer

Press release on Boston Borough Council website (1st May 2013)



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Tel: 01205 314200
Email us





Have a say in planning the area's future

YOUR views and suggestions are being called for to help prepare a plan for the future of the Boston area which will affect all your lives.



A joint Local Plan is being prepared by Boston Borough Council and South Holland District Council to influence where housing, employment and retail developments can take place.

All councils must produce a Local Plan for their area to identify land for future development, and to set out how they will deal with planning applications. South Holland and Boston Borough Councils decided that producing a single, joint plan would be a more economic way of producing a better plan. They joined together with Lincolnshire County Council in 2011 to create a new joint planning authority, known as the South East Lincolnshire Joint Strategic Planning Committee, which will produce the policy document. Decisions on planning applications are still made by the individual councils.

Various exhibitions, meetings and documents have been organised to help people understand the proposals of the draft Local Plan. As the Local Plan is looking at the development needs for the area over the next 20 years it is important that people have their say.

Consultation events and public exhibitions will take place on the following dates:

Tuesday, May 7, 3pm to 7pm, **Butterwick Village Hall**;
Tuesday, May 7, 3pm to 7pm, **Ruby Hunt Centre, Donington**;
Friday, May 10, 3pm to 7pm, **Wyberton Village Hall**;
Friday, May 10, 3pm to 7pm, **Holbeach Community Centre**;
Monday, May 13, 3pm to 7pm, **Old Leake Community Centre**;
Monday, May 13, 3pm to 7pm, **Pinchbeck Baptist Church Hall**;
Wednesday, May 15, 3pm to 7pm, **Kirton Town Hall**;
Wednesday, May 15, 3pm to 7pm, **Curlew Centre, Sutton Bridge**;
Friday, May 17, 3-pm to 7pm, **St Mary's Church Hall, Swineshead**;
Friday, May 17, 3-pm to 7pm, **British Legion Hall, Crowland**;
Monday, May 20, 3pm to 7pm, **Sutterton Village Hall**;
Monday, May 20, 3pm to 7pm, **Memorial Hall, Gedney Hill**;
Wednesday, May 22, 3pm to 9pm, **Deeping St Nicholas Primary School**;
Friday, May 24, 3pm to 7pm, **Market House, Market Street, Long Sutton**.

There will also be permanent exhibitions from Friday, May 3, to Friday, June 28, 9am to 5pm at Boston Borough Council offices, Municipal Buildings, West Street, Boston, and South Holland District Council offices, Priory Road, Spalding. Ask at receptions at both offices for further guidance or to see consultation documents and summary leaflets or to arrange to speak to a Local Plans Officer. Copies of the consultation documents and summary leaflets are also available in local libraries, the mobile libraries and with parish clerks.

You can also visit the website at

www.southeastlincslocalplan.org or or scan the QR code for more information.

Page last updated: 01 May 2013

Send feedback on this article

Lincolnshire County Council



Press release on South Holland District Council website (3rd May 2013)

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  - Planning and Building Control Services
    - Local Plan
      - Hot Topics
        - Have a Say on Your Local Plan
- Health and social care
- Housing
- Jobs and careers
- Leisure and culture
- News
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- Recycling Competition
- Transport and streets

Contact Us

telephone: 01775 761161
email: info@sholland.gov.uk

Council Offices
Priory Road, Spalding
PE11 2XE

Offices open Mon to Fri:

Mon:	8.30am - 5.15pm*
Tue:	8.30am - 5.15pm*
Wed:	9.00am - 5.15pm*
Thu:	8.30am - 5.15pm*
Fri:	8.30am - 4.45pm

* payment office closes 4.45pm

Have a Say on Your Local Plan

Your views and suggestions are needed to help prepare a Local Plan covering South Holland District, which will guide the development and use of land and buildings in the area.

The South East Lincolnshire Local Plan will cover the areas of Boston Borough and South Holland District and will set out how they will accommodate change in the period up to 2031. It will also provide the basis for decisions on planning applications.

South East Lincolnshire
Joint Strategic Planning Committee

The Local Plan will be produced in two parts: the first part will be called the Strategy and Policies Development Plan Document (DPD). This part of the Local Plan will set out the vision and strategic priorities for South East Lincolnshire, a limited number of strategic and development management policies and identify broad locations for growth and protection. It will also set out how the Local Plan proposals will be delivered and monitored and provide a framework for the second part of the Local Plan. This second part will be called the Site Allocations DPD.

The forthcoming public consultation event will focus on the Combined Preferred Options and Sustainability Appraisal Report (PDF, 3.97MB) which sets out the various options for policies and development proposals that we have considered for the Strategy and Policies DPD. It identifies why some options have been rejected and seeks suggestions on possible options that have been missed. It also sets out a proposed spatial portrait, vision, and set of strategic priorities to guide proposals for South East Lincolnshire.

A summary version of the Combined Preferred Options and Sustainability Appraisal Report entitled Preferred Options Summary (PDF, 3.32MB) is also available.

Your views are important and we would like as many of you as possible to view the document and comment on it. This public consultation is a chance for everyone with an interest in South East Lincolnshire to think about what change in the places in which we live, work, learn and enjoy ourselves should occur between now and 2031. We would like to know whether you agree that the draft spatial portrait, vision, strategic priorities, policies and proposals are the right ones, or whether you feel they could be improved.

Public exhibitions will be held at the following locations and dates from 3.00 pm - 7.00 pm (except Deeping St Nicholas):

Village	Location	Date
Butterwick	Village Hall	Tuesday 7th May
Crowland	British Legion Hall	Friday 17th May
Deeping St Nicholas	Primary School	Wednesday 22nd May (3.00pm - 9.00pm)
Donington	Ruby Hunt Centre	Tuesday 7th May
Gedney Hill	Memorial Hall	Monday 20th May
Holbeach	Community Centre	Friday 10th May
Kirton	Town Hall	Wednesday 15th May
Long Sutton	Market House	Friday 24th May
Old Leake	Community Centre	Monday 13th May
Pinchbeck	Baptist Church Hall	Monday 13th May
Sutterton	Village Hall	Monday 20th May
Sutton Bridge	Curlew Centre	Wednesday 15th May
Swineshead	St Mary's Church Hall	Friday 17th May
Wyberton	Village Hall	Friday 10th May

There will also be permanent exhibitions from Friday 3rd May to Friday 28th June at South Holland District Council Offices, Priory Road, Spalding and Boston Borough Council, Municipal Buildings, West Street, Boston.

You can provide comments on the full Combined Preferred Options and Sustainability Appraisal Report by submitting either:

- a completed comments form by email or post; or
- a written email or letter.

Comments forms can be downloaded from www.southeastlincslocalplan.org/downloadable-documents or obtained from any of the permanent or temporary exhibitions.

Comments provided electronically should be submitted by email to selp@boston.gov.uk.

Responses by letter should be sent to:

South East Lincolnshire Local Plan
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

In considering your comments, we would be particularly pleased to receive responses to the questions set out in the full Combined Preferred Options and Sustainability Appraisal Report and repeated in the Preferred Options Summary.

All comments must be received by midnight, Friday 28th June 2013.

All documents linked to above are available at www.southeastlincslocalplan.org/downloadable-documents.











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Preferred Options Summary Document and Leaflet

A 30 page summary of the Preferred Options document is available via:
http://www.southeastlincslocalplan.org/wp-content/uploads/2013/05/Summary.pdf

The leaflet produced and distributed for the consultation is available via:
http://www.southeastlincslocalplan.org/wp-content/uploads/2013/05/Leaflet.pdf

Poster advertising PO consultation events

Local Plan public consultation events taking place near you

Have a say in planning the area's future



Date	Venue
7 May 2013	Butterwick Village Hall, Church Road
7 May 2013	Donington Ruby Hunt Centre, Church Street
10 May 2013	Holbeach Community Centre, Fishpond Lane
10 May 2013	Wyberton Village Hall, 295 London Road
13 May 2013	Old Leake Community Centre, Furlongs Lane
13 May 2013	Pinchbeck Baptist Church Hall, Knight Street
15 May 2013	Kirton Town Hall, Station Road
15 May 2013	Sutton Bridge Curlew Centre, Bridge Road
17 May 2013	Swineshead St Mary's Church Hall, Market Place
17 May 2013	Crowland British Legion Hall, Broadway
20 May 2013	Sutterton Village Hall, Park Avenue
20 May 2013	Gedney Hill Memorial Hall, Hill Gate
22 May 2013	Deeping St Nicholas Primary School
24 May 2013	Long Sutton Market House, Market Street

All events are between the hours of 3pm and 7pm

Also at Boston Borough Council and South Holland District Council offices in May and June there are permanent displays between the hours of 9am and 5pm weekdays.

Visit the website at www.southeastlincslocalplan.org or scan the QR code for further information.

South East Lincolnshire Joint Strategic Planning Committee

Lincolnshire County Council

Print out of Lincolnshire County Council website (throughout consultation period)

Lincolnshire COUNTY COUNCIL

Have a say on the South East Lincolnshire Local Plan

Your views and suggestions are needed to help prepare a Local Plan covering Boston Borough and South Holland District, which will guide the development and use of land and buildings in the area.

The South East Lincolnshire Local Plan will cover the areas of Boston Borough and South Holland District and will set out how they will accommodate change in the period up to 2031. It will also provide the basis for decisions on planning applications.

The Local Plan will be produced in two parts: the first part will be called the Strategy and Policies Development Plan Document (DPD). This part of the Local Plan will set out the vision and strategic priorities for South East Lincolnshire, a limited number of strategic and development management policies and identify broad locations for growth and protection. It will also set out how the Local Plan proposals will be delivered and monitored and provide a framework for the second part of the Local Plan. This second part will be called the Site Allocations DPD.

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Your views are important and we would like as many of you as possible to view the document and comment on it. This public consultation is a chance for everyone with an interest in South East Lincolnshire to think about what change in the places in which we live, work, learn and enjoy ourselves should occur between now and 2031. We would like to know whether you agree that the draft spatial portrait, vision, strategic priorities, policies and proposals are the right ones, or whether you feel they could be improved.

Public exhibitions will be held at the following locations and dates from 3.00 pm - 7.00 pm (except Deeping St Nicholas):

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Holbeach	Community Centre	Friday 10 May
Kirton	Town Hall	Wednesday 15 May

Long Sutton	Market House	Friday 24 May
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Swineshead	St Mary's Church Hall	Friday 17 May
Wyberton	Village Hall	Friday 10 May

There will also be permanent exhibitions from Friday 3rd May to Friday 28th June at South Holland District Council Offices, Priory Road, Spalding and Boston Borough Council, Municipal Buildings, West Street, Boston.

You can provide comments on the full Combined Preferred Options and Sustainability Appraisal Report by submitting either:

- a completed comments form by email or post; or

- a written email or letter;

Comments forms can be downloaded from www.southeastlincslocalplan.org (URL=http://www.southeastlincslocalplan.org) or obtained from any of the permanent or temporary exhibitions.

Comments provided electronically should be submitted by email to selp@boston.gov.uk (URL=mailto:selp@boston.gov.uk) .

Responses by letter should be sent to:

South East Lincolnshire Local Plan,
Municipal Buildings,
West Street,
Boston,
Lincolnshire,
PE21 8QR

In considering your comments, we would be particularly pleased to receive responses to the questions set out in the full Combined Preferred Options and Sustainability Appraisal Report and repeated in the Preferred Options Summary.

All comments must be received by midnight, Friday 28 June, 2013.

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Lincolnshire Free Press (Tuesday 30th April 2013)



PUBLIC NOTICES

Notice of Statutory Consultation

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

Strategy and Policies DPD

The Plan will set out how Boston Borough and South Holland District will change and grow up to 2031, and will be produced in two parts. The first part is called Strategy and Policies DPD, which will: set out the vision, priorities and policies; identify broad locations for change, growth and protection; set out how the Plan will be monitored and delivered. This is the Plan that is being consulted upon.

The consultation period is between 3 May 2013 and 28 June 2013. Comments must be submitted in writing, at the latest, by midnight of the 28 June 2013.

The document, which contains a Sustainability Appraisal, Habitats Regulations Appraisal and Equalities Assessment, and a summary will be available in the Boston Borough Council and South Holland District Council offices, the local libraries, the mobile libraries and access van, as well as being on the web site http://southeastlincslocalplan.org/

Comments should preferably be made via the web site or by email to selp@boston.gov.uk or by post to: Local Planning Team, Municipal buildings West Street, Boston, Lincolnshire, PE21 8QR.

If you require further information please contact the Local Planning team on 01205 314327 (Boston) or 01775 764598 (Spalding).

South East Lincolnshire Joint Strategic Planning Committee

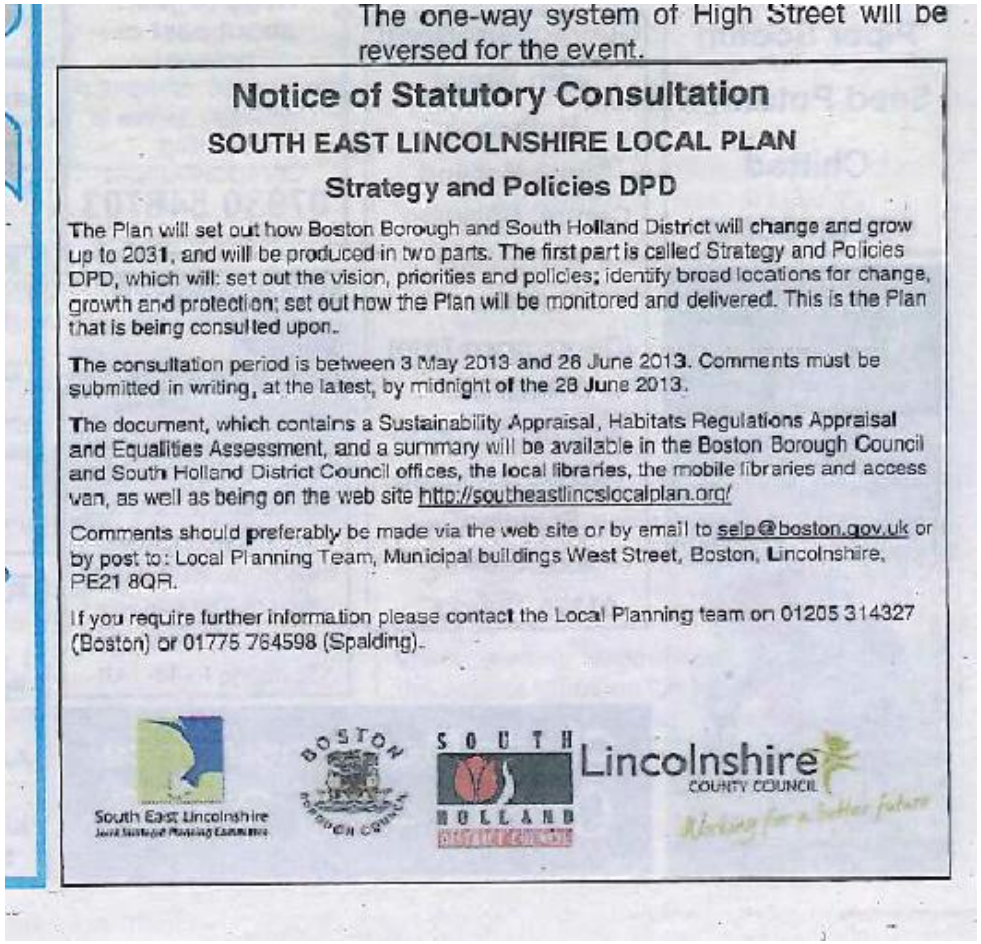
BOSTON BOROUGH COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL

Lincolnshire COUNTY COUNCIL

Working for a better future

Spalding Guardian (Thursday 2nd May 2013)



The one-way system of High Street will be reversed for the event.

Notice of Statutory Consultation

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

Strategy and Policies DPD

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If you require further information please contact the Local Planning team on 01205 314327 (Boston) or 01775 764598 (Spalding).

South East Lincolnshire Joint Strategic Planning Committee

BOSTON BOROUGH COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL

Lincolnshire COUNTY COUNCIL

Working for a better future

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MAY 14, 2013 65P
OR 48P IF YOU SUBSCRIBE
SEE PAGE 2



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See page 39 for your vouchers

Heading off to pastures new
Turn to page 3



Shape of district up to 2031 'up for grabs'

BY TRACEY SWEETLAND
tracey.sweetland@press.co.uk
Twitter: @LFP_Tracey

Around 470 new homes will be built every year in South Holland between now and 2031.

Spalding will see the majority of the development, with 6,000 split between Holland Park and a new site north of the Vernatt's Drain, towards Pinchbeck, where as many as 3,750 properties could spring up.

The new development would tie in with plans for a new Spalding Western Relief Road, which would provide a link between the B1172 at Spalding Common and the B1356 Spalding Road.

The relief road is seen as "critical" to minimising the impact of a possible increase in level crossing "down" time due to a proposed Rail Freight Interchange at Deeping St Nicholas and upgrade to the existing rail line.

A further 1,300 homes could be built in Holbeach, 400 in Donington, 390 in Crowland, 330 in Long Sutton and 180 in Sutton Bridge.

The major plans for South Holland are all outlined in a new South East Lincolnshire Local Plan – which is the product of two years' hard work by representatives of South Holland District Council and Boston Borough Council and other groups.

But the vast document, which outlines policies and plans which will shape the future of the area for the next 20 years, is not set in stone.

Everything – from policies on housing growth, development, transport, economy, environment, community, health and well-being – are still "up for grabs".

Full story: Page 3



How many new homes will be built and their location are just some of the "policies" up for discussion as part of a public consultation on the South East Lincolnshire Local Plan.

Campaign to boost market

Attempts to revitalise Spalding's market town credentials are set to get underway this weekend.

PAGE 5

Shop sold out of date yoghurts

A Spalding shop owner has been fined more than £3,000 for selling out of date food which put shoppers' health at risk.

PAGE 13

Plan for primary 'academy'

A new school could become South Holland's first primary "academy" after plans to make it an "annexe" were abandoned.

PAGE 9

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Spalding Guardian (Thursday 15th April 2013)

Family affair at rally

Tractor boys hit family hat-trick

Three generations from the same farming family gave this year's Moulton Vintage Tractor Rally on Sunday a unique X-Factor of its own.

Daniel, Barry and David Disdel, all from Holbeach, joined the convoy of drivers steering more than 50 vintage tractors on a ten-mile journey through Moulton, Crowland, Cowbit and Weston Hills before ending up back where they started on Oldershaw's Field, Moulton.

The event also featured a display of classic cars, motor bikes and stationery engines, barbecue and raffle, with prizes donated by a number of South Holland businesses.

This year's event was the fifth to be staged in the village and more than £1,100 was raised for Moulton Mill.

Organiser Paul Beecham said: "It went very well and we had about 55 tractors, including some from Grantham, Peterborough and Skegness.

"There was a very good atmosphere on the day.

"We had a very good turnout of visitors, a lot of families came and I'd like to thank all the businesses that supported the event."

Prizes were awarded for the best vintage tractor, won by John Ford from Holbeach, and for the best decorated tractor won by John Buffham from Spalding.



FAMILY AFFAIR: Daniel, Barry and David Disdel have passed down tractor driving from one generation to the next. Photo: SG210413-115NG.



YOUNG BLOOD: Young Oliver Stanley shows some promise behind the wheel. Photo: SG210413-114NG.



MAIN MAN: Rally organiser Paul Beecham gets a chance to test his skills on board a vintage tractor. Photo: SG210413-112NG.

Have your say on Local Plan

Your views and suggestions are needed to help prepare a plan for the future of South Holland which will affect everyone in the district.

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All councils must produce a Local Plan for their area to identify land for future development and to set out how they will deal with planning applications.

The two councils decided that producing a single, joint plan would be a more economic way of producing a better plan.

They have joined together with Lincolnshire County Council to create a new joint planning authority, known as the South East Lincolnshire Joint Strategic Planning Committee, which will produce the plan.

Planners need to have an understanding of residents' ambitions, likes and dislikes about the area.

Consultation events and public exhibitions will take place from 3pm-7pm on the following dates:

Tuesday, May 7, Ruby Hurst Centre, **Donington;**

Friday, May 10, **Wyberton** Village Hall and **Holbeach** Community Centre;

Monday, May 13, **Pinchbeck** Baptist Church Hall;

Wednesday, May 15, **Kirton** Town Hall and the Curlew Centre, **Sutton Bridge;**

Friday, May 17, St Mary's Church Hall, **Swineshead** and British Legion Hall, **Crowland;**

Monday, May 20, **Sutterton** Village Hall and Memorial Hall, **Gedney Hill;**

Wednesday, May 22, **Deeping St Nicholas** Primary School;

Friday, May 24, Market House, **Long Sutton.**

There will also be permanent exhibitions from Friday, May 3, to Friday, June 28, at South Holland District Council offices, Priory Road, Spalding.

Visit www.southeastlincs-localplan.org for more information.

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Don't miss chance to have say on the next 20 years

BY CHRISSIE REDFORD
chrissie.redford@jpress.co.uk
Twitter: @LFP_Chrissie

Residents only have until the end of the month to comment on major plans that could see 470 homes built every year in South Holland between now and 2031.

The plans outlined in a new South East Lincolnshire Local Plan have been on display around the district since May.

However, in spite of the new development including a Spalding Western Relief Road – to minimise impact of a proposed Rail Freight Interchange at Deeping St Nicholas and upgrade to the existing rail line – so far response has been poor.

Graham Alexander, joint policy manager for the project with Boston Borough Council and other groups, said part of the problem was the plans were not obviously "in my back yard".

He said: "We get more response when it's a boundary issue or something affecting the field behind someone's home, rather that pondering the future of the district.

"An exhibition in Pinchbeck, where 3,750 properties could spring up, only attracted 17 people. At Long Sutton, where 330 homes are planned, only 43 turned up. Even at Deeping St Nicholas there were only 40 people."

Road shows have already been held in other towns likely to be affected, including Crowland, Donington, Gedney Hill, Sutterton and Holbeach.

However, the plans can still be seen at the South Holland District Council offices in Priory Road, Spalding, until Friday, June 28.

South Holland district councillor Howard Johnson, who was involved in the South East Lincolnshire Joint Strategic Planning Committee which drew up the plan, said: "This is quite possibly one of the most important plans for people around South Holland and Boston as it is affects the next 20 years.

"It looks at everything, from housing and shopping to protecting our environment, including sections on wind farms. It's vital residents have a look at it and then comment on it."

Residents can comment on the Local Plan until midnight on June 28 by visiting www.southeastlincslocalplan.org

ON THE WEB
LOG ONTO OUR WEBSITE TO KEEP UP TO DATE WITH ALL THE LATEST NEWS
Visit www.spaldingtoday.co.uk

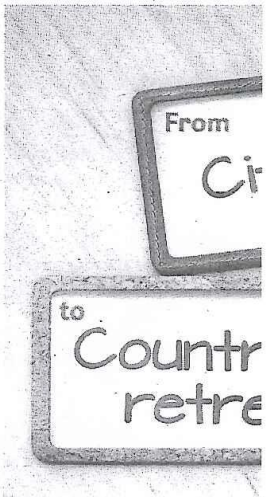
IN THE PICTURE



Cathedral joy for residents

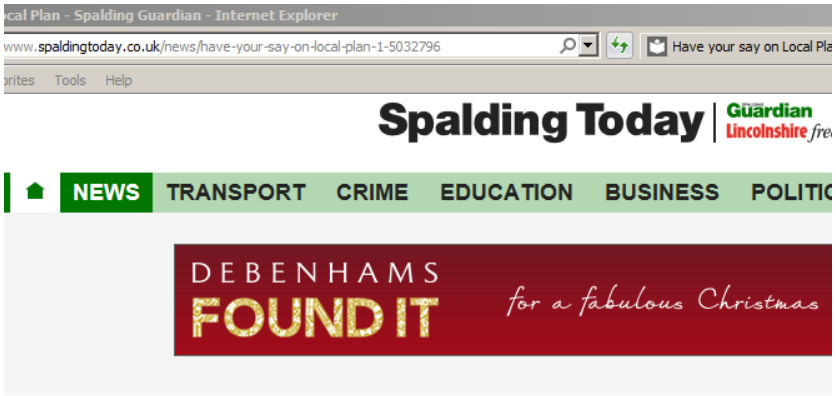
●● A group of people from Hovenden event and pay tribute to the 19 Lancas-

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From buying to renting
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Spaldingtoday.co.uk (Wednesday 24th April 2013)



Have your say on Local Plan

Published: 16:28 Wednesday 24 April 2013

Your views and suggestions are needed to help prepare a plan for the future of South Holland which will affect everyone in the district.

0 comments

HAVE YOUR SAY

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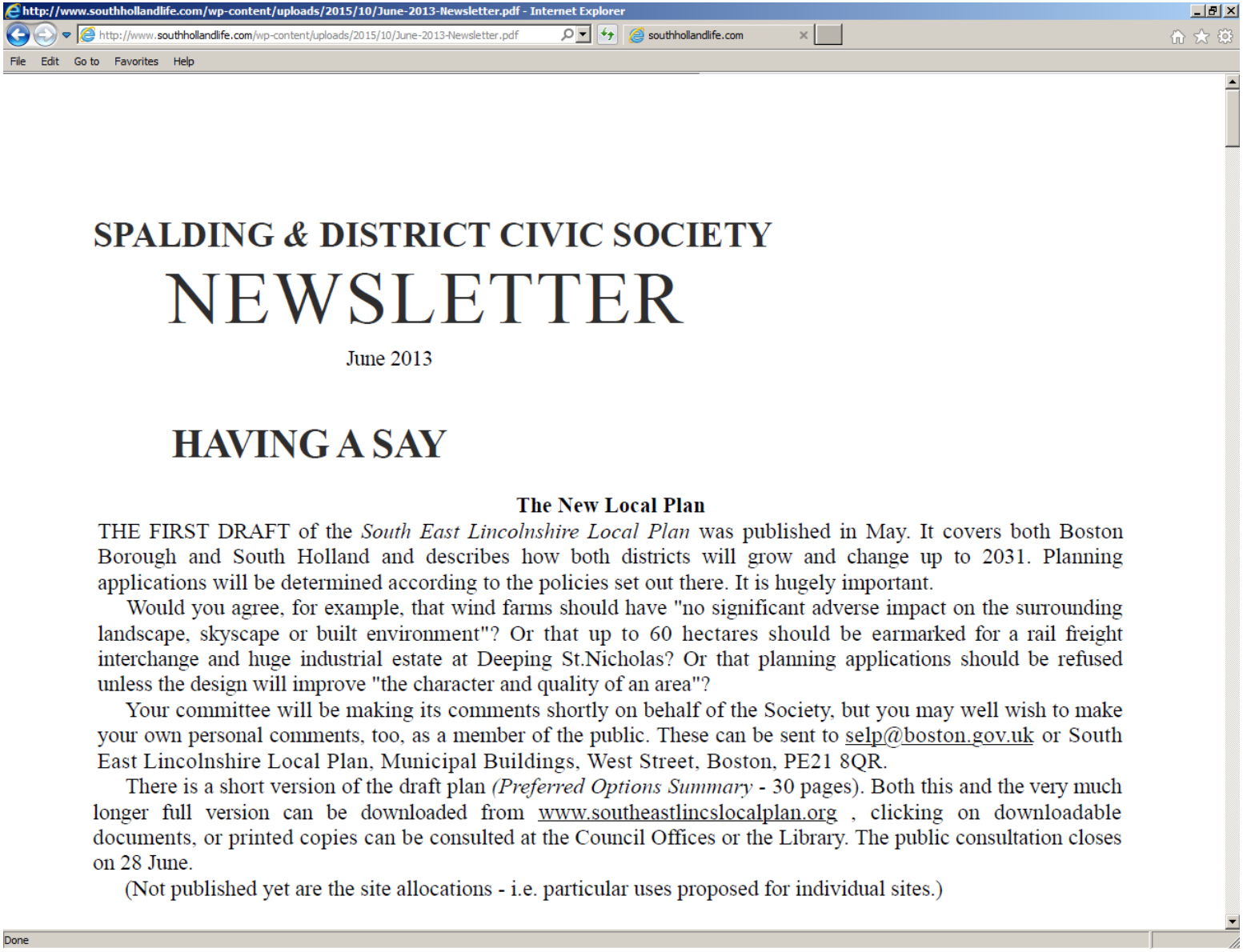
Friday, May 10, Wyberton Village Hall and Holbeach Community Centre;

Monday, May 13, Pinchbeck Baptist Church Hall;

Wednesday, May 15, Kirton Town Hall and the Curlew Centre, Sutton Bridge;

Friday, May 17, St Mary's Church Hall, Swineshead and British Legion Hall, Crowland;

Spalding and District Civic Society Newsletter (June 2013)



Exhibition display boards (scanned and scaled down from original A3 or A2 size)

South East Lincolnshire

Boston Borough, South Holland District and Lincolnshire County Councils are working together to draw up a joint Local Plan for South East Lincolnshire.

What is the South East Lincolnshire Local Plan?

The Plan will set out how Boston Borough and South Holland District will change and grow up to 2031, and will be produced in two parts. The first part is called ***Strategy and Policies***, which will: set out the vision, priorities and policies; identify broad locations for change, growth and protection; set out how the Plan will be monitored and delivered; and provide the framework for the second part of the Plan. This second part will be called ***Site Allocations*** and will identify sites to be developed for specific uses and areas where particular policies will apply.

How far has the Plan got?

We have come up with our first thoughts on what should be in the Strategy and Policies document, and have published a Combined Preferred Options and Sustainability Appraisal Report. The Report identifies a variety of options for what could be in the Strategy and Policies, looks at their pros and cons, and explains why some options have been rejected. *We would like to know your views.*

How to comment?

This public consultation is a chance for everyone in South East Lincolnshire to think about how the places in which we live, work, learn and enjoy ourselves should change between now and 2031. *We would like to know whether you agree that the vision, priorities, policies and proposals set out in the Combined Preferred Options and Sustainability Appraisal Report are the right ones, and whether you feel that there are any other options that we should have considered.*

If you want to let us have your views, you can complete a response form at the following web address www.southeastlincslocalplan.org or you can e-mail your comments to selp@boston.gov.uk or write to South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR.

However, you choose to let us have your comments, they must be received by Friday 28th June 2013.

What happens next?

All written comments made by the 28th June 2013 will be published and made available for everyone to read. These will then be reported to the Joint Strategic Planning Committee with any recommendations on how the Local Plan should be changed. Following this, an amended Local Plan will be produced which, again, will be issued for public consultation. When all comments on the amended Local Plan have been considered it is intended to 'submit' the Local Plan for Public Examination by a Planning Inspector.

Where can I find more information?

You can find the full documentation and a summary of the proposed policies and proposals, at:

- www.southeastlincslocalplan.org

- Municipal Buildings, West Street, Boston PE21 8QR
- Council Offices, Priory Road, Spalding PE11 2XE

- Boston Library, County Hall, Boston PE21 6DY
- Crowland Library, Hall Street, Crowland PE6 0EW

- Donington Library, 25 High Street, Donington PE11 4TA
- Holbeach Library, Church Street, Holbeach PE12 7LL
- Kirton Library, Station Road, Kirton PE20 1EF
- Long Sutton Library, Trafalgar Square, Long Sutton PE12 9HB
- Pinchbeck Library, Pinchbeck Study Centre, 48 Knight Street, Pinchbeck PE11 3RU
- Spalding Library, Victoria Street, Spalding PE11 1EA
- Boston and South Holland Mobile Library (DBH)
- East Lindsey 2 Mobile Library (DEL2)

Scan the QR

Find us on Facebook

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Venues for other exhibitions

(please refer to map above)

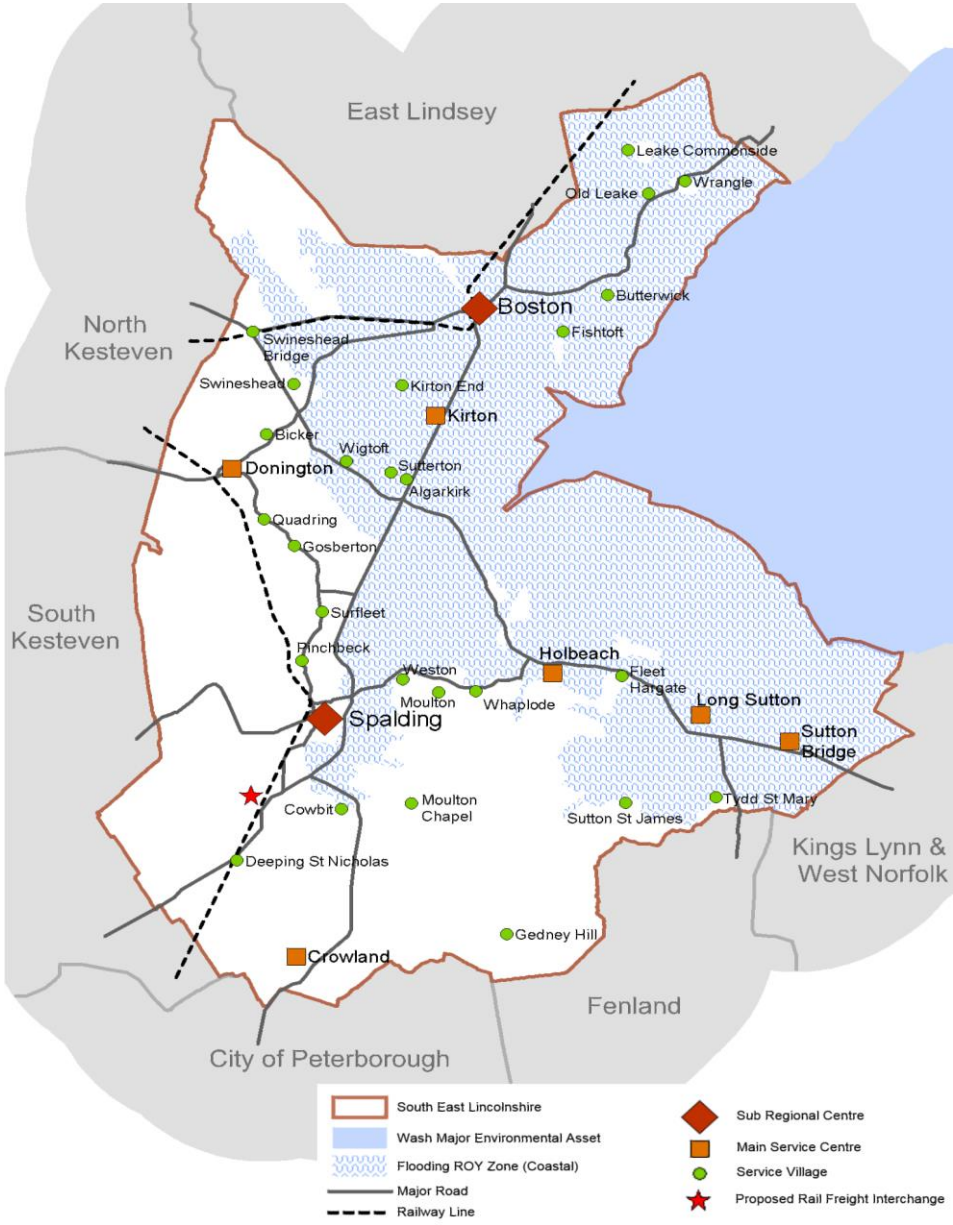
Number	Building	Street	Town	Date	Time
1	St Mary's Church Hall	Market Place	Swineshead	17 May 2013	3pm - 7pm
2	Butterwick Village Hall	Church Road	Butterwick	07 May 2013	3pm - 7pm
3	British Legion Hall	Broadway	Crowland	17 May 2013	3pm - 7pm
4	Deeping St Nicholas Primary School	Littleworth Drove	Deeping St Nicholas	22 May 2013	3pm - 9pm
5	Ruby Hunt Centre	Church Street	Donington	07 May 2013	3pm - 7pm
6	Memorial Hall	Hill Gate	Gedney Hill	20 May 2013	3pm - 7pm
7	Holbeach Community Centre	Fishpond Lane	Holbeach	10 May 2013	3pm - 7pm
8	Kirton Town Hall	Station Road	Kirton	15 May 2013	3pm - 7pm
9	Market House	Market Street	Long Sutton	24 May 2013	3pm - 7pm
10	Old Leake Community Centre	Furlongs Lane	Old Leake	13 May 2013	3pm - 7pm
11	Pinchbeck Baptist Church Hall	Knight Street	Pinchbeck	13 May 2013	3pm - 7pm
12	Wyberton Village Hall	295 London Road	Wyberton	10 May 2013	3pm - 7pm
13	Sutterton Village Hall	Park Avenue	Sutterton	20 May 2013	3pm - 7pm
14	Curlew Centre	Bridge Road	Sutton Bridge	15 May 2013	3pm - 7pm
15	Municipal Buildings	West Street	Boston	May & June 2013	9am - 5pm
16	Council Offices	Priory Road	Spalding	May & June 2013	9am - 5pm

BOSTON BOROUGH COUNCIL

Lincolnshire COUNTY COUNCIL
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SOUTH HOLLAND DISTRICT COUNCIL


South East Lincolnshire
Local Plan Touring Exhibition Locations
BOSTON
SPALDING
HOLBEACH
WISBECH
Long Sutton
Sutton Bridge
Donington
Kirton
Swineshead
Butterwick
Leake Commonside
Old Leake
Wrangle
Fishtoft
Swineshead Bridge
Kirton End
Bicker
Wigtoft
Sutterton
Algarkirk
Quadring
Gosberton
Surfleet
Pinchbeck
Weston
Moulton
Whaplode
Holbeach
Fleet Hargate
Tydd St Mary
Cowbit
Moulton Chapel
Sutton St James
Deeping St Nicholas
Gedney Hill
Crowland
Frieston Shore
Butterwick Low
Roger Sand
Toft Sand
Black Buoy Sand
Gat Sand
Mare Tail
Old South
Friskney Flats
THE
BOSTON
Holbeach Marsh
Gedney Marsh
Deeping Fen
Great Postland
Fen
Marsh
BEDFORD LEVELS


East Lindsey
North Kesteven
South Kesteven
Kings Lynn & West Norfolk
Fenland
City of Peterborough
Boston
Swineshead Bridge
Swineshead
Kirton End
Kirton
Bicker
Wigtoft
Donington
Sutterton
Algarkirk
Quadring
Gosberton
Surfleet
Pinchbeck
Weston
Moulton
Whaplode
Holbeach
Fleet Hargate
Long Sutton
Spalding
Sutton Bridge
Tydd St Mary
Cowbit
Moulton Chapel
Sutton St James
Deeping St Nicholas
Gedney Hill
Crowland
Leake Commonside
Old Leake
Wrangle
Butterwick
Fishtoft
South East Lincolnshire
Wash Major Environmental Asset
Flooding ROY Zone (Coastal)
Major Road
Railway Line
Sub Regional Centre
Main Service Centre
Service Village
Proposed Rail Freight Interchange

What is being proposed for housing?

The Plan identifies that nearly 14,000 new homes need to be built across South East Lincolnshire up to 2031, which would be split as follows:

	Per year	2011 to 2031	Maximum in flood hazard areas
Boston Borough	226	4,520	3,600
South Holland District	470	9,400	1,200
South East Lincolnshire	696	13,920	4,800

Affordable housing may be provided as part of the development of all sites of 3 or more homes. In Boston Borough, the requirement may be for 20% of homes to be affordable, and in South Holland it may be for 33%.

It is proposed that most of the new homes will be built at:

Sub-Regional Centres – approximately 3,500 in Boston and 7,100 in Spalding.

Main Service Centres - about in Crowland – 390; Donington – 400; Holbeach – 1,300; Kirton – 420; Long Sutton – 330; and Sutton Bridge – 180.

Service Villages - 1,200 homes will be built in Boston Borough's Service Villages (including 400 at Swineshead),
and

350 homes in South Holland's Service Villages.

In all other settlements, no significant numbers of new homes are proposed to be built.

Where may development take place?

The Spatial Strategy proposes that there are four 'types of places' in South East Lincolnshire:

Sub-Regional Centres (proposed as the main locations for new development) – Boston & Spalding

Main Service Centres (proposed for significant housing, employment & commercial development) – Crowland, Donington, Holbeach, Kirton, Long Sutton & Sutton Bridge

Service Villages (proposed for limited new development to support their service role) – Algarkirk, Bicker, Butterwick, Cowbit, Deeping St Nicholas, Fishtoft, Fleet Hargate, Gedney Hill, Gosberton, Kirton End, Leake Commonside, Moulton, Moulton Chapel, Old Leake, Pinchbeck, Quadring, Sutterton, Sutton St James, Surfleet, Tydd St Mary, Swineshead, Swineshead Bridge, Weston, Whaplode, Wigtoft & Wrangle.

Countryside (proposed for only a restricted range of developments) – everywhere else.

What is being proposed for Boston?

In Boston, it is intended that a total of 3,500 new homes will be built: 600 have already been built or have planning permission; a further 1,900 are intended to be built in a single major housing scheme to the south-west of the town; and the remaining 1,000 will be provided in smaller housing sites which will be identified in the Site Allocations document.

What is being proposed for Spalding?

In Spalding, it is intended that a total of 7,100 new homes will be built: 1,100 have already been built or have planning permission; and a further 6,000 are intended to be built to the west of the town – 2,250 at Holland Park and a further 3,750 to the north of the Vernatt's Drain and situated no closer to Pinchbeck than 500 metres west of the Joint Line.

Development in this location will also enable the construction of the Spalding Western Relief Road, which will provide a link between the B1172 (Spalding Common) and the B1356 (Spalding Road). It will include a bridged link over the railway and will help to minimise the traffic impact of the upgrade to the Joint Line railway.

Employment

The Local Plan proposes to encourage economic and employment growth but is not proposing to add to the existing employment land supply. New employment land can come forward through planning applications where existing, vacant, sites may not meet particular needs.

Rail Freight Interchange

There are proposals to significantly increase the use of the railway line in South Holland to carry freight. As part of this, a Rail Freight Interchange is proposed south of Spalding to serve the transportation of vegetables and fresh food products.

Flood Risk

The risk of flooding from rising sea levels is a threat that may increase over time. Much of the development that is planned today will need to take account of the threat.

The Local Plan proposes to put a limit on housing development in the areas at greatest risk.

Most new development will need to ensure it is built in such a way as to be safe from the longer term risks.

The Natural and Historic Environment

The Local Plan proposes to protect and improve natural habitats and the area's historical assets.

The Wash is an internationally protected natural environment.

Sustainable Development and Design

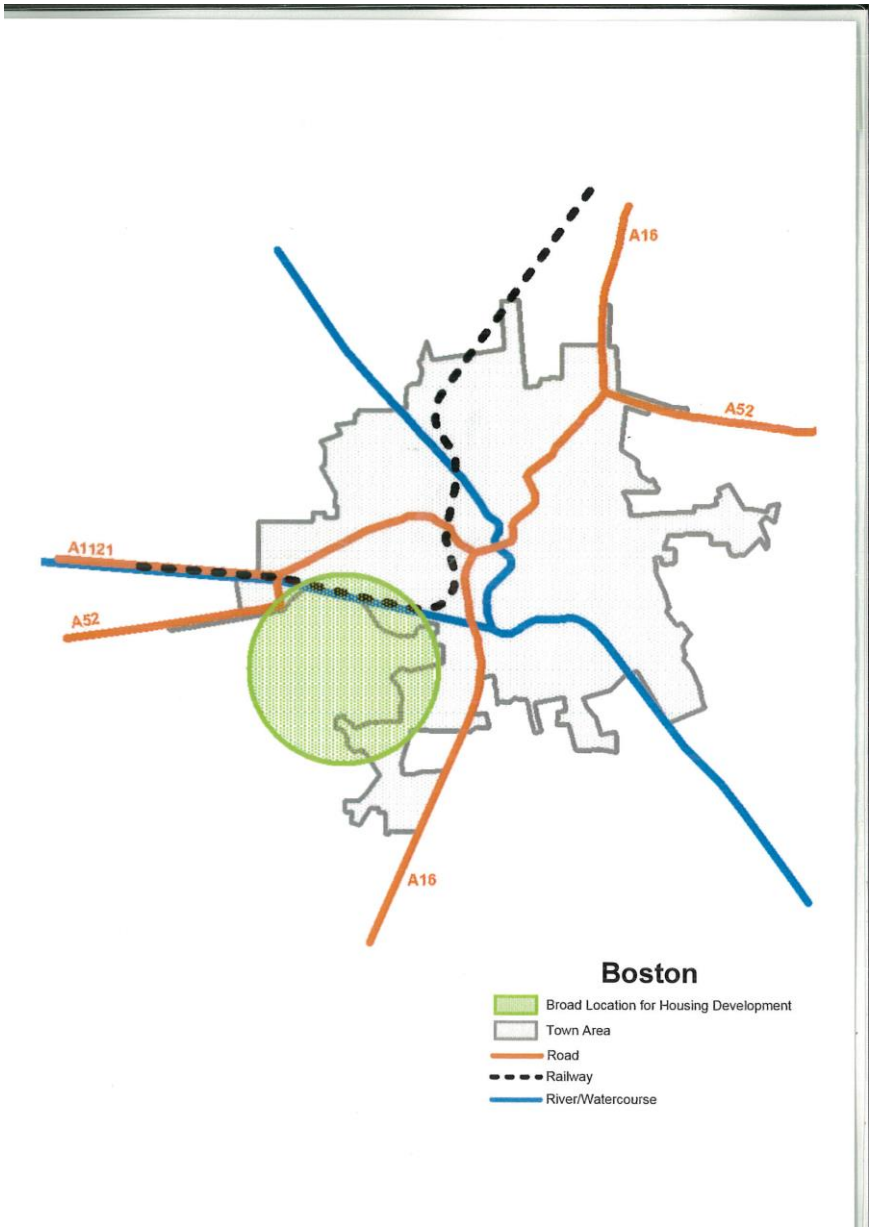
We want all new development to be sustainable and designed so that it fits in with, or improves the area.

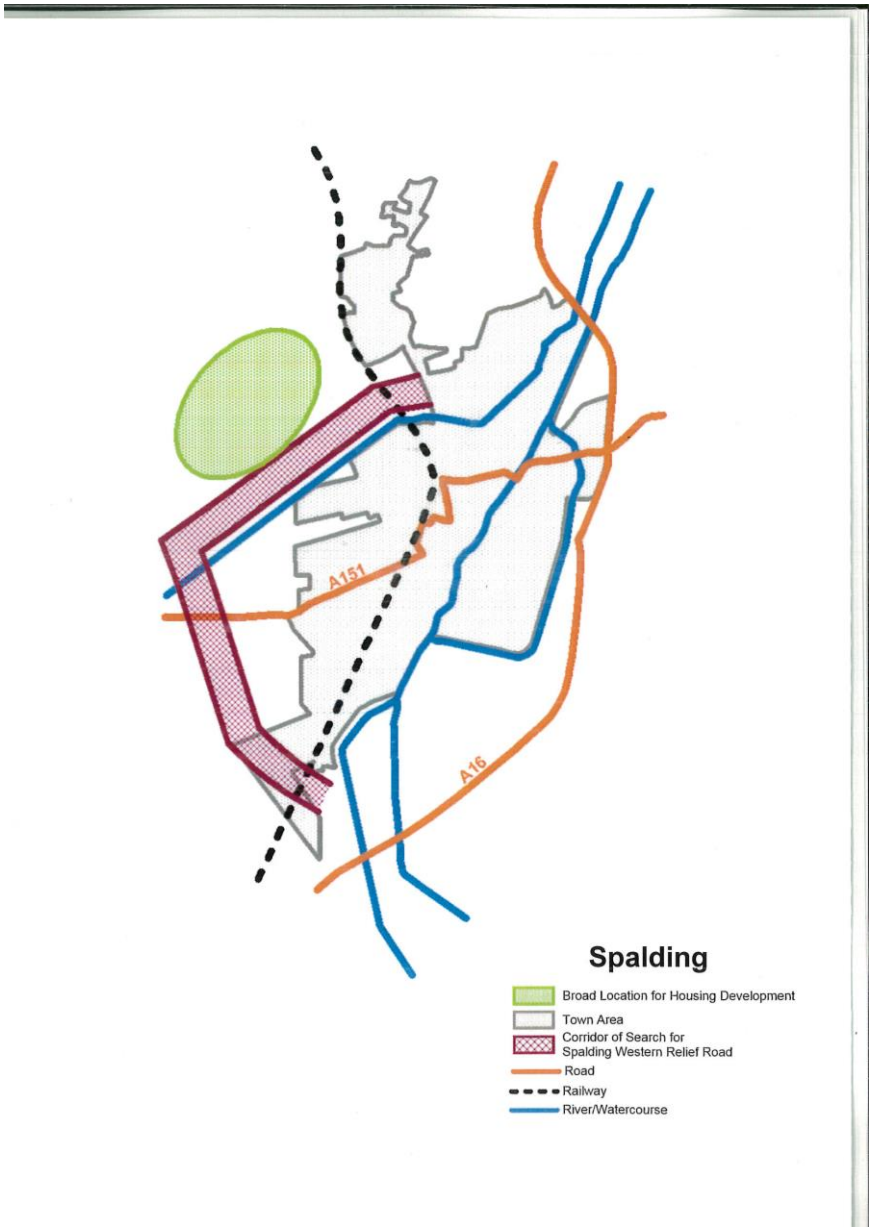
Developers will have to show that existing resources (such as water supply and sewerage) have sufficient capacity or that they can be improved to meet any additional demands.

The Local Plan also has an Infrastructure Delivery Plan which looks at the infrastructure needs of the Local Plan proposals.

Community Needs

The Local Plan proposes that, as part of assessing development proposals, local community needs are taken into account. A sustainable development will be one which has economic, community and environmental benefits.

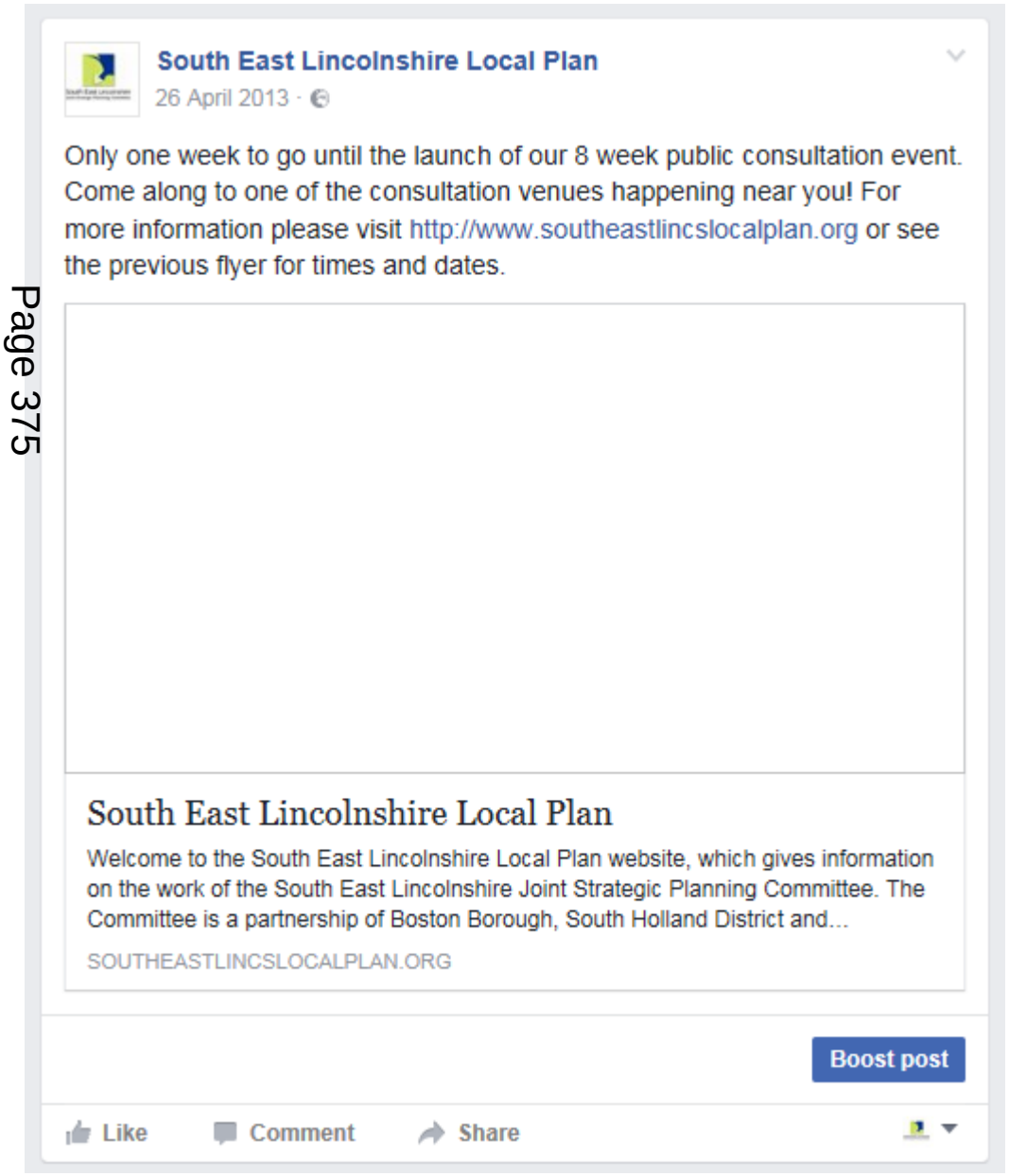

A16
A52
A1121
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A16
Boston
Broad Location for Housing Development
Town Area
Road
Railway
River/Watercourse

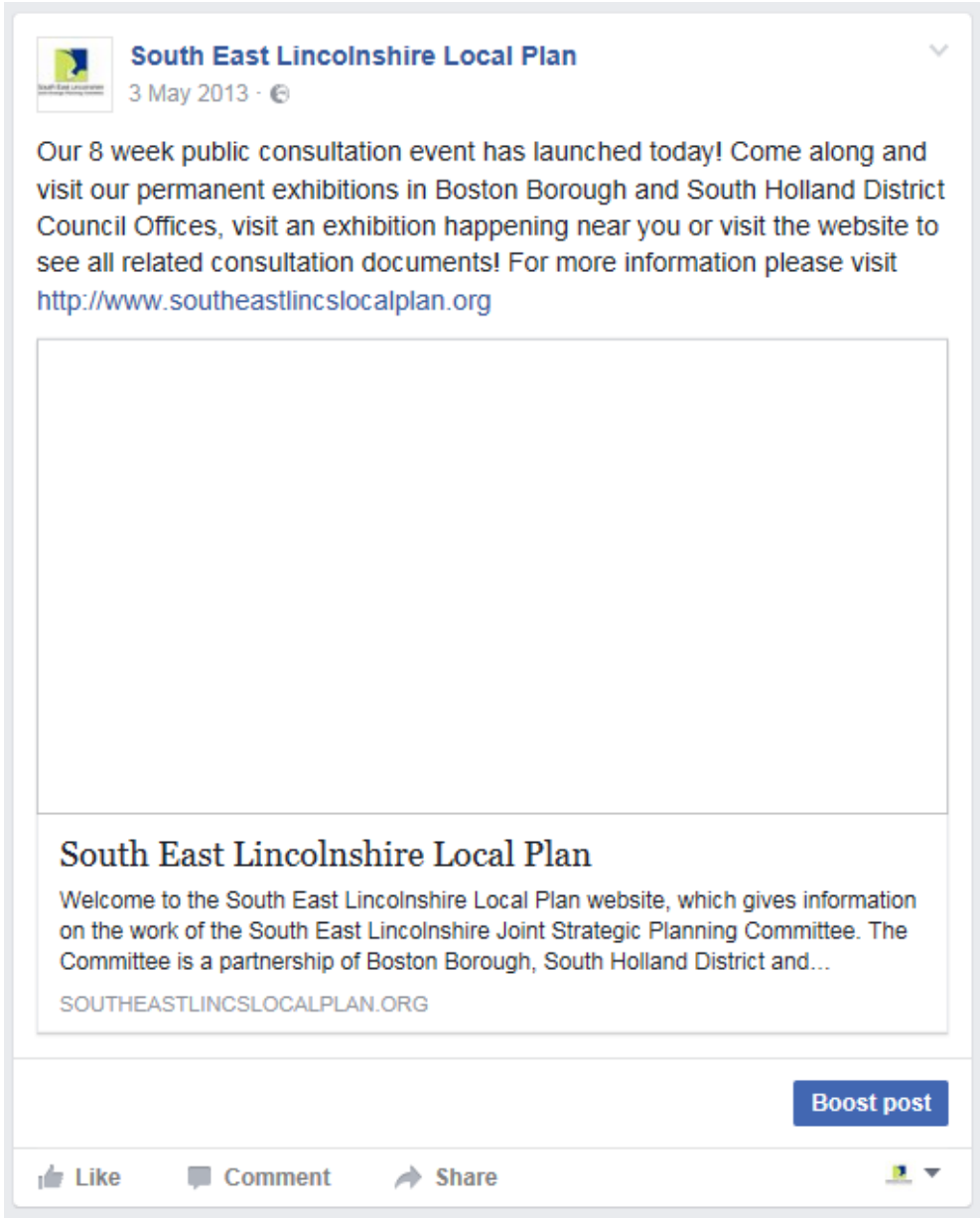

A151
A16
Spalding
Broad Location for Housing Development
Town Area
Corridor of Search for
Spalding Western Relief Road
Road
Railway
River/Watercourse

Examples of tweets posted on the South East Lincolnshire Local Plan Twitter account



Examples of posts made on the South East Lincolnshire Local Plan Facebook page





South East Lincolnshire Local Plan
3 May 2013 ·

Have a Say on Your Local Plan! The Combined Preferred Options and Sustainability Appraisal Report is available to view in South Holland District and Boston Borough Council Offices, Libraries throughout South East Lincolnshire (including the two mobile libraries) or online at;
http://southeastlincslocalplan.org/tell-us-your-views/

Let us know your thoughts!



Tell us your views | South East Lincolnshire Local Plan

We have come up with our first thoughts on what should be in the first part of the Local Plan, and have published a Combined Preferred Options and...

SOUTHEASTLINCSLOCALPLAN.ORG

Boost post

Like Comment Share

South East Lincolnshire Local Plan
7 May 2013 ·

Come along to our public exhibitions today! Events will take place from 3.00pm - 7.00pm in:
- Butterwick Village Hall, Church Road, Butterwick, Boston
- Ruby Hunt Centre, Church Street, Donington

Boost post

Like Comment Share

South East Lincolnshire Local Plan
10 May 2013 ·

Come along to our Wyberton consultation today! 3.00 - 7.00 at Wyberton Village Hall

Boost post

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South East Lincolnshire Local Plan
10 May 2013 ·

Come along to our Holbeach consultation today! 3.00 - 7.00 at the Holbeach Community Centre.

Boost post

Like Comment Share

South East Lincolnshire Local Plan
25 June 2013 ·

Please remember to submit any comments you may have on the South East Lincolnshire Local Plan Strategy and Policies DPD Combined Preferreed Options and Sustainability Appraisal Report by Friday 28th June 2013.

Boost post

Like Comment Share

Developers invited to attend workshop on 23rd May 2013

FIRST NAME	SURNAME	COMPANY	TOWN	ATTENDED
Sir/Madam		Accent Nene	Peterborough	
Mr K	Waters	Adlington	Congleton	
Sir/Madam		Advance Housing	Lincoln	
Mr A J	King	Ashley King Developments	Spalding	✓
Mr R	Woolston	Ashley King Developments	Spalding	✓
Mr M	Clarke	Boston Mayflower Ltd	Boston	
Sir/Madam		Bovis Homes Ltd Central	Coleshill	
Mr I	Canham	Broadgate Homes Ltd	Spalding	✓
Sir/Madam		Castle Buidling	Spalding	
Mr D	Newton	Chestnut Homes	Lincoln	✓
Mr N	Kempster	Chestnut Homes	Lincoln	✓
Sir/Madam		Chrysalis Homes Ltd	Lincoln	
Mr A	Burling	Cyden Homes	Grimsby	✓
Rebecca	May	Gladman	Congleton	✓
Sir/Madam		HH Adkins	Boston	
Sir/Madam		Jelsons Limited	Leicester	
Sir/Madam		Kier Homes Ltd	Sandy	
Sir/Madam		Kier Ventures Ltd.	London	
Mr J	Gunthorp	L&H Homes	Boston	✓
Mr T	Slater	Larkfleet Homes	Bourne	
Mr J	Howes	Lincolnshire Rural Housing	Spilsby	
Mr D	Bower	Lindum Group Ltd	North Hykeham	✓
Sir/Madam		Longhurst Housing Association	Boston	
Mr D	Fabris	Mouchel Property	Lincoln	✓
Sir/Madam		New Lynx Housing Trust	Louth	
Mr P	Stock	North Country Homes Group	Chesterfield	
Sir/Madam		Owl Homes	Boston	
Sir/Madam		Stamford Homes	Peterborough	
Sir/Madam		St Matthew Housing	Peterborough	
Sir/Madam		Stepford Homes Ltd	Peterborough	
Mr S	Beardsley	Swineshead Developments	Boston	
Sir/Madam		Waterloo Housing	Solihull	
Richard	Murdock	Wheatley Homes Ltd.	Letchworth Garden City	

Infrastructure providers invited to attend workshop on 23rd May 2013

FIRST NAME	SURNAME	COMPANY	TOWN	ATTENDED
Sarah	Castelvecchi	Anglian Water Services Ltd	Peterborough	
Mrs J	Dean	Anglian Water Services Ltd	Peterborough	✓
Mr I	Warsap	Black Sluice Internal Drainage	Boston	
Mr I	Farmer	Boston Borough Council	Boston	✓
Mr A	Fisher	Boston Borough Council	Boston	✓
Mr S	Horton	Boston Borough Council	Boston	✓
Mr	Bimson	British Telecom Plc	Peterborough	
Ms A	Hewitson	Environment Agency	Lincoln	✓
Mr P	Coathup	Lincolnshire County Council	Lincoln	
Mr R	Collins	Lincolnshire County Council	Lincoln	✓
Mr M	Harrison	Lincolnshire County Council	Lincoln	✓
Mr K	Kendall	Lincolnshire County Council	Lincoln	
Mr S	Mason	Lincolnshire County Council	Lincoln	✓
Mrs M	Powell	Lincolnshire County Council	Lincoln	
Mr S	Shah	Lincolnshire County Council	Boston	✓
Mr A	Wharff	Lincolnshire County Council	Boston	✓
Mr C	Weston	Lincolnshire East CCG	Lincoln	✓
Sir/Madam		Lincolnshire Police	Boston	
Mr N	Rothwell	Lincolnshire Police	Lincoln	✓
Sandra	Simons	Lincolnshire PCT	Lincoln	
Helen	Smithson	Lincolnshire PCT	Lincoln	
Sarah	Clarke	Lincolnshire Sports Partnership	Lincoln	
Janet	Inman	Lincolnshire Sports Partnership	Lincoln	
Mr A	Rix	Lincolnshire East CCG	Lincoln	
Jemima	Matthews	National Grid	Hinkley	
Mr D	Anderson	Network Rail Ltd	York	
Gill	Stephenson	Network Rail Ltd	Manchester	
Sir/Madam		NHS East Midlands	Sandiacre	
Mr P	Sharman	North Level IDB	Thorney	✓
Mr A	Lawrence	Port of Boston Ltd	Boston	
Mr J	Besch	Port Sutton Bridge	Spalding	
Mr N	Burch	South Holland District Council	Spalding	✓
Mr M	Hogan	South Holland District Council	Spalding	✓
Dr R	Wilson	South Lincolnshire CCG	Stamford	
Mr G	Scott	Spalding and Peterborough	Spalding	
Helen	Cattle	Sport England	Loughborough	✓
Mr Bill	Millar	United Lincolnshire Hospitals	Lincoln	✓
Mr K	Vines	Water Management Alliance	Kings Lynn	✓
Mr S	Pywell	Welland & Deepings Internal	Spalding	
Tom	Scott	Western Power Distribution	Lincoln	
Jason	Taylor	Western Power Distribution	Grantham	✓
Mr A	Carrott	Witham Fourth Internal Drainage	Boston	✓

Appendix 3: Summary of the comments received in relation to the PO document (2013)

Spatial Portrait
• Overall, most of the representations received consider the Spatial Portrait to be an accurate description of South East Lincolnshire. • However, a small number of comments suggested that it should cover wider topics/issues, such as the housing market, cycling and the age-profile and diversity of the area, and that more detail should be added with regards to the historic environment. It was also suggested that greater emphasis should be made on the lack of connectivity within the area.

Vision and Strategic Priorities
• Generally supported. • Objections noted for this section tended to relate to the view that the vision/strategic priorities were rather vague and generic and could be made more specific to South East Lincolnshire. • A suggestion was put forward that the housing implications of the 14,000 seasonal workers referenced in the spatial portrait warranted a policy approach.

Housing Growth and Flood Risk
A range of representations were received for this section, as below: • The policy should state that flood risk needs to be considered from all forms of flooding, not just fluvial. • The need to fully apply the flood risk sequential test as defined in the NPPF should be made clear. • No development should be permitted in ROY zones. • The proportion of development in the ROY zones should be lowered and more put into other areas. • Having a cap could stop the local planning authority (LPA) meeting its housing requirements, and may suppress economic growth. • Sustainable development would be suppressed by the cap meaning development would occur in less sustainable areas. • Having a cap might lead to a lack of innovation in terms of flood mitigation and design. • Too much emphasis is given to flooding. Rather than seeing this as something negative, greater emphasis should be made of designing development that can withstand and mitigate flooding as well. • Relative probability of flood risk should be promoted instead of hazard. • The development of the Boston Barrier might change risk in the area • Too much emphasis had been placed on flood risk, as the ‘catastrophic event’ that might happen was highly unlikely.

Sustainable Development and Spatial Strategy

A range of comments were received for this chapter:

- Support for the identification of a spatial strategy in the form of a settlement hierarchy.
- Some objection to a dispersed pattern of growth (e.g. increasing the proportion of development in the Service Villages) on the basis that it would be unsustainable and would not form the critical mass needed to deliver infrastructure improvements.
- Groups of villages should be identified as suitable for development, for example, Saracens Head, Holbeach Bank and Holbeach Clough.
- Some settlements could be promoted up the hierarchy, for example: Pinchbeck could be part of the Spalding Sub-Regional Centre or act as a Main Service Centre; the promotion of Sutterton/Swineshead to a Main Service Centre; and the promotion of some smaller settlements to Service Villages.
- Support was given to the position of a number of settlements in the hierarchy e.g. Algarkirk, Bicker, Boston, Cowbit, Crowland, Deeping St Nicholas, Fishtoft, Gedney Hill, Gosberton, Holbeach, Kirton, Kirton End, Leake Commonside, Moulton, Moulton Chapel, Pinchbeck, Quadring, Spalding, Surfleet, Sutterton, Swineshead, Swineshead Bridge, Weston and Whaplode.
- Objection to the classification of some settlements on the basis that they are too high in the settlement hierarchy e.g. Algarkirk, Sutton Bridge, Swineshead Bridge and Tydd St Mary.
- There should be another tier between Service Villages and Countryside.
- Infill housing should be allowed in villages below the Service Villages tier.
- Some settlements are not sustainable but have been chosen due to the absence of ROY zones and some sustainable settlements have been excluded because of their location within ROY zones.
- The list of Service Villages should be limited to those settlements with a range of facilities and services to be specified in the supporting evidence. Contrary to the Spatial Strategy wording, many of the ‘promoted settlements’ do not act as local service centres for the surrounding rural area.
- Support for the promotion of specified settlements to Service Villages on the basis of their lower flood risk.
- The restriction of housing development in those settlements below the Service Villages tier may be harmful and result in the closure of services and facilities.
- The overall approach to the Development Management policy is appropriate.
- The inclusion of site allocations criteria is welcomed and considered the most appropriate mechanism for ensuring sustainable development.

Housing
General comments
• Support for treating dwelling numbers as minimum requirements. • Directing new development to large greenfield urban extensions will require considerable investment in public facilities. • Agree that additional housing should be restricted to Spalding, Main Service Centres and Service Villages with development generally not permitted in the Countryside. • Any significant growth in villages below the Service Villages tier would not be sustainable. • Infill and conversion opportunities are an appropriate level of development for settlements below the Service Villages tier. • It is a sensible distribution of development which balances the competing issues of flood risk, land availability and service provision. • Support for the approach taken to the size, type and density of additional housing. • Unused existing buildings within the settlement boundaries should be redeveloped. • Housing sites were also put forward for consideration as well as emphasis being given to sites in the SHLAA previously promoted during the Call for Sites. • Each settlement contains and adjoins a number of heritage assets (designated and undesignated). All contain listed buildings, most contain conservation areas (except Sutton Bridge), while Swineshead and Crowland incorporate a number of scheduled monuments (including the ruins of abbeys to the east of both settlements and monuments within the settlements themselves). Spalding and Boston also contain registered parks and gardens. Much will depend on the location of development sites, but the site allocation process should avoid harming the above heritage assets. An appraisal of historic environment issues should be undertaken before sites are identified for development. • Objection to proposals to phase housing delivery by back-loading delivery to the latter part of the plan period. There should be more ambition in the earlier part of the plan period. • Overall housing figures should be increased.
Broad locations for housing growth in Boston
• The identification of only one broad location is unsustainable, and that broad areas for growth should be identified in a variety of locations. • Concern that development of the broad location would result in the loss of a large amount of greenfield land. • The development of the ‘south-west quadrant’ would have an unacceptable impact on wildlife and hedgerows and could impact upon the setting of a scheduled monument. • The Environment Agency queried the sequential-test approach to the identification of broad locations, specifically in respect of the weight given to probability.
Broad locations for housing growth in Spalding

- Concern raised over the small number of locations identified and that there is a need to broaden the options for accommodating such a significant level of growth. There would be too many houses in this location.
- Concerns were also raised that development in this location would result in Spalding coalescing with Pinchbeck.
- Objection to the loss of a high-quality agricultural land to the north of the Vernatts Drain.
- Additional/improved services, facilities and transport infrastructure should be phased in line with the development of housing.
- Broad location proposed is considered to be on the wrong side of the railway, and in some cases the river, for services and facilities.
- Concerns about level of traffic that would be generated, particularly along Spalding Road, and impacts on congestion in Spalding town.
- Open space should form an important part of the urban extension.
- Footpath linking Spalding with Pinchbeck from Two Plank Lane to Market Way should be preserved.
- There may be considerable archaeological issues given the scale of development and the likelihood for well-preserved remains. Further assessment should be carried out.

Main Service Centres

- Support for the level of housing proposed in Crowland, Holbeach and Kirton.
- Suggestion that Kirton should have a broad location in its own right.
- Suggestion that Crowland, Donington, Holbeach, Kirton and Sutterton are capable of accommodating more housing than proposed.
- The proposed housing for Sutton Bridge and Long Sutton should be combined and given to Long Sutton instead of Sutton Bridge given the nature of the ROY zone distribution in South Holland District.
- Future housing development in Crowland should not be sporadic, rather it should be along the highways from Crowland to reduce vehicle movements.
- The shortfall of sites in Boston Borough due to restrictions on development on ROY sites could be met by directing additional development to Boston's southern parishes, such as Swineshead.

Service Villages and development in the Countryside

- Few comments were opposed to residential growth
- The limit of 25 dwellings for Service Villages in South Holland is too low and should be increased to 50.
- No limit should be placed on housing in settlements in non-ROY zones.
- Concern over the level of housing development proposed for Algarkirk, Bicker, Fishtoft and Swineshead Bridge.
- Fosdyke should be classified as a Service Village.
- The different Boston Borough Service Villages should be categorised in terms of their size.

Gypsies and Travellers

- Support for the use of a Site Allocations DPD to identify specific sites for gypsies and travellers, informed by the findings of the recent Gypsy and Travellers Needs Assessment.
- Criterion in the policy does not take into account the lack of suitable sites.

Affordable housing

- Suggested percentage target for South Holland District is too high, with some comments suggesting that it is too low for Boston Borough.
- Need to broaden the types of location for rural exception sites.
- Support for the general approach to allowing flexibility in affordable housing provision.
- Support for an allowance for a percentage of market housing on rural exception sites, but that the 50% target is too high and should be lowered.
- The threshold of 3 or more dwellings for triggering provision on market sites is too low.
- On-site provision of affordable housing should be the default position.
- Unless there is a fixed agreed standard charge (or simple agreed calculation) for off-site contributions it would be extremely time consuming to negotiate an affordable housing contribution from proposals for very small sites of only 1 or 2 dwellings as it would need to be a financial contribution for off-site provision.

Cross-boundary housing provision

- Only a small number of representations were received in relation to this, being submitted by one particular consultant and the Environment Agency. The suggestion is that more emphasis should be given to the northern parishes in Boston Borough/South Holland District due to the flood risk concerns elsewhere – i.e. a quantum increase.

Economy

- A large proportion of the representations received (60%) referred to the proposed Spalding Rail Freight Interchange (RFI), a number of which were objections. The common reasons for objection to the RFI included: the absence of a business case for the RFI; the detrimental effect on the character of the area/residential amenity; traffic congestion; inadequate road systems; loss of high-quality agricultural land; and reduction in house prices.
- General support for the employment land and retail preferred policy approaches.
- However, concern was raised that Part B of the Town and Other Centres policy is overly restrictive by tightly controlling development in edge-of-centre and out-of-centre locations, and therefore does not comply with the NPPF.
- Objections were also received relating to the proposed floor-space threshold for determining the need for an impact test in respect on proposed retail floor space outside of town centres.
- The inclusion of future retail floor space capacity is unduly prescriptive and inflexible, and therefore does not comply with the NPPF.
- Plan should take a more proactive approach by promoting new employment allocations as opposed to just existing commitments and allocations.
- Concern that rural employment opportunities have been neglected.
- Little indication has been given on how regeneration issues will be tackled. The town centres in South East Lincolnshire, particularly Boston's, would benefit from a greater strategic approach within the Local Plan, including the Strategy and Policies DPD, to assist with their redevelopment. The town centres of South East Lincolnshire (particularly Boston and Spalding), with their historic buildings, may be well placed to exploit 'niche retailing' opportunities (e.g. independent and specialised retailing).
- Suggestion of a specific policy involving coastal recreation or infrastructure related to port operations.
- Parking provision in town centres should be explored.

- Wingland should be de-allocated.
- Employment allocation in Long Sutton should be reviewed.
- Concern raised over proposed development of industry in Crowland.
- An expectation that reference would be made to the potential for a marina in Spalding.
- Town centre boundaries should be tightened.
- Concern that criterion a) iii) of the Town and Other Centres policy could prevent small shops being developed away for existing local centres.
- 'Convenience' and 'Comparison' need defining.

Environment

- Concern over the absence of the issues of regeneration in the policy approaches.
- Suggestion that Environment Policy should refer to the aim of an overall net gain of biodiversity, and include an additional point on ecological networks. More emphasis should be placed on landscape character and Green Infrastructure. It was also commented that more emphasis should be placed on the Green Infrastructure network.
- Suggestion that consideration should be given to including reference to coastal/marine protected around which are important along this stretch of coast.
- The Environment Policy strikes an appropriate balance between protecting the environment and indicating when development proposals would be acceptable.
- Although the Environment Policy contains specific reference to the historic environment, the current wording is a rather generic approach and do not in themselves constitute a positive strategy to the historic environment as required by the NPPF. Little reference is currently made to archaeology or historic parks, gardens and landscapes. The Local Plan should take a more locally specific approach to the historic environment. Query what is meant by 'no significant adverse impact'.
- Emphasis should be given to creating distinctive places, both in layout and design.
- Suggestions that Policy Officers should look above and beyond current Building Regulations e.g. Code Level 6 of the Code for Sustainable Homes and compliance with Building Research Establishment Environmental Assessment Method (BREAM) standards.

Community, Health and Wellbeing

- The biggest issue raised was in relation to the delivery of community infrastructure. Such issues are as follows:
  - Areas of land should be identified around settlements to be used for sports fields and pavilions.
  - The provision of further amenity land for the increase in population should be a priority.
  - New developments should be required to provide a network of natural green space within the green infrastructure of the site. Sufficient natural green space should be accessible to residents to meet Natural England's Accessible Natural Green Space Standards.
  - Consideration should be given to securing the provision of informal green leisure space (such as parkland), allotments and public parks and gardens.
- Policy should contain more detailed wording on Green Infrastructure.
- The term 'community facilities' should have a more comprehensive description.

- The Local Education Authority commented that they have a specific concern that Spalding's secondary schools would be difficult to expand to such a scale to cope with the number of new homes proposed.
- Recognition and promotion of Public Rights of Way as important for leisure should be included.
- A number of community, recreational and social facilities may be regarded as heritage assets in their own right. Consideration should therefore be given to whether the redevelopment or change of use of a facility would harm the significance of any heritage asset.
- Policy should also refer to the enhancement of existing facilities to help address qualitative need and should ensure that the loss of facilities (including sports facilities) is precluded unless it can be clearly demonstrated that they are not needed or that the loss would be compensated by alternative provision of a least an equal or higher quantitative and qualitative standard. The wording as it currently stands does not accord with Paragraph 74 of the NPPF.
- Suggestion that reference should be made to the consideration of a potential marina recreational facility in Spalding.

Transport

- A good level of support for the proposals.
- Concern was raised that no policy reference had been made to the Boston Distributor Road.
- English Heritage commented that the impact of a distributor road on the western side of Boston could be considerable, particularly given the high archaeological potential of the landscape and the proximity of designated assets. Conversely, relieving traffic in Boston town centre would be of immense benefit to the historic environment.
- In respect of the Spalding Western Relief Road (SWRR), there was some support for it. However, some representations raised questions on the need for it and its influence over decisions regarding the location of development. There were also concerns over the roads close proximity to the Vernatts Drain and the impacts for wildlife.
- English Heritage commented that the route of the SWRR would need to be carefully planned to avoid harming heritage assets along the route, particularly in terms of undesignated archaeology (but also designated assets such as the Grade II* listed Monk's House).
- Concerns were raised over the ability of Pinchbeck Road and Enterprise Way to cope with the additional traffic generated. Suggestions that the existing roads will not cope at busy times.
- Natural England state they would need to see more detailed assessments on the environmental impact of the SWRR, including the Habitats Regulations Assessment, before they can comment further on the proposal.
- Suggestion of the need to modify the A17, A52 and A16 roads from single to dual carriageways.
- Suggestion that the A152 'link road' should be extended from the roundabout at the B1356/A152 junction, proceeding westwards to by-pass Surfleet, West Pinchbeck, and crossing the A151 (Bourne Road) before connecting with the A16, thus in effect providing Spalding and Pinchbeck with a circular by-pass.
- Consideration should be given to the re-opening of Littleworth Station.
- Reference should be made to charging plug in facilities and the need for

residential development to design-in car parking facilities.

Delivery

- Overall a good level of support.
- Request for more detail on how proposals would be delivered.
- Inclusion of a specific telecommunications policy is considered important.
- Some concerns expressed over too much reliance upon developer funding.
- Initial information through the Infrastructure Delivery Plan suggests that a Community Infrastructure Levy (at least for South Holland) is both necessary and feasible.
- The Boston Barrier should be included as a priority piece of physical infrastructure.
- Some comments seeking to promote the role of projects such as the Boston Distributor Road and the Boston Barrier.
- Lincolnshire Wildlife Trust would like to see the inclusion of the following priorities: the protection and enhancement of existing nature conservation assets; the creation of Biodiversity Action Plan habitats; and support for landscape scale projects such as the South Lincolnshire Fenlands and the Boston Woods Trust.
- Policy could make reference to the historic environment issues associated with infrastructure (e.g. roads with historic bridges and school facilities that include historic buildings).
- The definition of 'infrastructure' should expressly state sports facilities for avoidance of doubt.

Sustainability Appraisal

- Disagree with the Sustainability Appraisal which states that there are no historic environment constraints at the two broad locations for housing. Further assessment should be carried out with regards to archaeological potential.
- The appraisal of option B9, a potential broad location for Boston, is misleading. Development of this scale would not have a neutral impact as it will result in more people living within a flood risk zone. Development of this scale also has the potential to increase flood risk to third parties, off site, if it is not properly managed. This increased risk should be acknowledged in the Sustainability Appraisal and consideration of the mitigation required to reduce that risk should be acknowledged.
- With regards to the compatibility of the Strategic Priorities and Sustainability Appraisal Topics, it is considered that there is a relationship between the historic environment (SA Topic G) and Priorities 3, 4, 6, 8, 10, 11 and 12. The provision of housing, economic development, community facilities, climate change measures, transport schemes and other infrastructure are all relevant to the historic environment in terms of potentially benefiting or harming heritage assets. The same could be said when assessing Priority 7 against SA Topics A, E, F and H.
- The compatibility testing of Strategic Priorities and the Sustainability Appraisal (SA) topics would benefit from further explanatory text, in particular to explain the areas of non compatibility within this section.
- Not clear on what evidence has been used to come to the conclusion of 'no impact' for policies in the economy chapter. Full assessment should be undertaken including Habitats Regulations Assessment.
- Surprising that the SA concludes that the RFI will have a neutral impact on the

historic environment.

- Incorrect to say the SWRR and the plan's approach to infrastructure would have a neutral impact on this historic environment.

Appendix 4: List of organisations and bodies invited to make representations under regulation 18 on the draft Local Plan (January 2016)

Specific Consultation Bodies	
▪ Anglian Water Services Ltd	▪ O2 UK Ltd
▪ British Telecom Plc	▪ Orange Personal Communications Services
▪ Highways England, Boston and South Holland Highways	▪ South Lincolnshire CCG
▪ Historic England	▪ The Coal Authority
▪ Lincolnshire East CCG	▪ The Environment Agency
▪ Lincolnshire Police	▪ The Homes and Communities Agency
▪ Marine Management Organisation	▪ United Lincolnshire Hospitals NHS Trust
▪ National Grid	▪ Vodafone Ltd
▪ Natural England	▪ Western Power Distribution
▪ NHS England Midland and East (Central Midlands)	
Specific Consultation Bodies – Local planning authorities in or adjoining the area	
▪ Boston Borough Council	▪ Lincolnshire County Council
▪ Cambridgeshire County Council	▪ Norfolk County Council
▪ Central Lincolnshire Joint Policy Unit	▪ Peterborough City Council
▪ East Lindsey District Council	▪ South Holland District Council
▪ Fenland District Council	▪ South Kesteven District Council
▪ Kings Lynn and West Norfolk Borough Council	
Specific Consultation Bodies – Town and Parish Councils in South East Lincolnshire	
▪ Algarkirk Parish Council	Council
▪ Amber Hill Parish Council	▪ Kirton Parish Council
▪ Benington Parish Council	▪ Leverton Parish Council
▪ Bicker Parish Council	▪ Little Sutton Parish Council
▪ Butterwick Parish Council	▪ Long Sutton Parish Council
▪ Cowbit Parish Council	▪ Lutton Parish Council
▪ Crowland Parish Council	▪ Pinchbeck Parish Council
▪ Deeping St Nicholas Parish Council	▪ Old Leake Parish Council
▪ Donington Parish Council	▪ Quadring Parish Council
▪ Fishtoft Parish Council	▪ Surfleet Parish Council
▪ Fleet Parish Council	▪ Sutterton Parish Council
▪ Fosdyke Parish Council	▪ Sutton Bridge Parish Council
▪ Frampton Parish Council	▪ Sutton St Edmund Parish Council
▪ Freiston Parish Council	▪ Sutton St James Parish Council
▪ Gedney Hill Parish Council	▪ Swineshead Parish Council
▪ Gedney Parish Council	▪ The Moultons Parish Council
▪ Gosberton Parish Council	▪ Tydd St Mary Parish Council
▪ Holbeach Parish Council	▪ Weston Parish Council
▪ Holland Fen with Brothertoft Parish	▪ Whaplode Parish Council

▪ Wigtoft Parish Council	▪ Wyberton Parish Council
▪ Wrangle Parish Council	
Specific Consultation Bodies – Town and Parish Councils in neighbouring authorities	
▪ Baston Parish Council	▪ Market Deeping Parish Council
▪ Billingborough Parish Council	▪ Morton & Hanthorpe Parish Council
▪ Bourne Town Council	▪ Newborough and Borough Parish Council
▪ Coningsby Parish Council	▪ Newton Parish Council
▪ Deeping St James Parish Council	▪ New Leake Parish Council
▪ Dogdyke Parish Council	▪ North Kyme Parish Council
▪ Dowsby Parish Council	▪ Parson Drove Parish Council
▪ Dunsby Parish Council	▪ Pointon & Sempringham Parish Council
▪ EastVille Parish Council	▪ Rippingale Parish Council
▪ Friskney Parish Council	▪ South Kyme Parish Council
▪ Frithville Parish Council	▪ Sibsey Parish Council
▪ Gorefield Parish Council	▪ Swaton Parish Council
▪ Great Hale Parish Council	▪ Terrington St Clement Parish Council
▪ Haconby & Stainfield Parish Council	▪ Thorney Parish Council
▪ Heckington Parish Council	▪ Thurlby Parish Council
▪ Helpringham Parish Council	▪ Tydd St Giles Parish Council
▪ Horbling Parish Council	▪ Walpole Cross Keys Parish Council
▪ Langriville Parish Council	▪ Walpole Parish Council
▪ Langtoft Parish Council	▪ Wildmore Parish Council
▪ Little Hale Parish Council	
Specific Consultation Bodies – Other "relevant authorities"	
▪ Cambridgeshire Police	▪ Norfolk Police

General Consultation Bodies	
▪ 31/44 Architects	▪ Antony Aspbury Associates
▪ A and J Daubney	▪ Applegate (UK) Limited
▪ A P Sales	▪ Architectural and Surveying Services Ltd
▪ A W Healey and Son	▪ Arthur Wise Trust
▪ A&R Williamson	▪ Arts Council England, East Midlands
▪ Aberdale Nursery	▪ Ashley King Developments
▪ Accent Nene	▪ Atkin & Farrow Ltd.
▪ ACERT	▪ AW Phoenix & Sons
▪ Adams Pork Products Ltd	▪ Bairstow Eves (East Midlands) Ltd
▪ Adlington	▪ Bambridges Solicitors
▪ Advance Housing	▪ Bank House Farm
▪ Age UK Boston and South Holland	▪ Banks, Long & Co
▪ Amec Foster Wheeler	▪ Bannister Farms Ltd
▪ Ancient Monuments Society	▪ Barker Storey Matthews
▪ Andrew Duffield Development Consultancy Services Development Consultancy	▪ Barry Johnson Architects
▪ Angermann, Goddard & Loyd	▪ Barton Willmore LLP
▪ Anglian Design Associates	▪ Bell Brothers Nurseries Ltd.

▪ Berry Bros	▪ Chrysalis Homes Ltd
▪ Bidwells	▪ Church Commissioners
▪ Black Sluice Internal Drainage Board	▪ Civil Aviation Authority
▪ Blackfriars Arts Centre	▪ Clive Wicks Associates
▪ Bloombridge Development Partners	▪ Clowes Developments (UK) Limited
▪ BNP Paribas Real Estate UK	▪ Colan Campbell & Rosi Coutts
▪ Booths Transport	▪ Colliers CRE
▪ Boston & District Sports Forum	▪ Community Lincolnshire
▪ Boston Area Partnership	▪ Cooper Architectural Design
▪ Boston Belles Transgendered Support Group	▪ Core Architects
▪ Boston Chamber of Commerce	▪ Council for British Archaeology
▪ Boston Civic Group	▪ Country Landowners Association
▪ Boston Community Transport	▪ CPRE Lincolnshire Branch
▪ Boston Disability Forum	▪ CRM Longstaff
▪ Boston Mayflower Ltd	▪ Crossroads Nurseries
▪ Boston Preservation Trust	▪ Cushman and Wakefield (for Royal mail Properties)
▪ Boston Woods Trust	▪ Cyden Homes Limited
▪ Boston Youth Council	▪ D & S Factors
▪ Boston, Spalding and District Trades Union Council	▪ D B Lawrence & Associates
▪ Bovis Homes Ltd Central Region	▪ D Brown Builders
▪ Bowser Solicitors	▪ D R Waters & Son
▪ Bradshaws Planning Consultancy	▪ D W Bradley
▪ Brian Barber Associates	▪ Dalehead Foods
▪ British Waterways	▪ David Lock Associates
▪ Broadgate Homes Ltd	▪ Dawson Brothers
▪ Broadway Malyan Planning	▪ Deaf Lincs
▪ Brown & Co	▪ Defence Infrastructure Organisation
▪ Bruce Mather and Co	▪ Deloitte LLP
▪ Budworth Brown	▪ Design Council CABE
▪ Butterfly Trust Lincolnshire	▪ Dialogue communicating planning
▪ C. R. Dion	▪ Disability Rights Commission
▪ Calthrops Solicitors	▪ DLP (Planning) LTD
▪ Cannon Kirk Homes	▪ DPDS Consulting Group
▪ Capita Symonds	▪ Drayton Motors
▪ Carter Jonas LLP	▪ DTZ
▪ Castle Building Ltd.	▪ East Midlands Councils
▪ CCMC	▪ East Midlands Design Associates
▪ Cecil Francis Limited	▪ EJW Planning Limited
▪ Central Trains Ltd	▪ Eleys Newton Fallowell
▪ Centre Point	▪ Europa Tyres
▪ Chestnut Homes	▪ Fairhurst
▪ Childers Caravans	▪ FC Congreve & Sons
▪ Childrens Links	▪ Federation of Small Businesses Wash Branch Chairman
▪ Christopher Kemp Estate Agents	

▪ Feldbinder (UK) Ltd	▪ Holbeach and District Civic Society
▪ FFT Planning	▪ Home Builders Federation
▪ First Plan	▪ Homeless Hostel
▪ Fishes Galore	▪ Housing and Care 21
▪ Fletcher Salads	▪ Housing Corporation
▪ FLP	▪ Hulme Upright Manning
▪ Fogarty's (Filled Products) Ltd	▪ Hume Planning Consultancy Ltd
▪ Forestry Commission East and East Midlands	▪ IBA Planning
▪ Fox Land & Property Ltd.	▪ Iceni Projects
▪ Frampton Townlands and United charities	▪ IDPSearch Ltd
▪ Friends of the Earth	▪ Indigo Planning
▪ Fusion Aluminium Welding Ltd	▪ Ingleton Wood
▪ G E Knight & Sons	▪ Intergreen
▪ G R Merchant Ltd.	▪ Irelands Farm Machinery
▪ GA & H Stanley	▪ J E Ashton & Son
▪ GB Security Group	▪ J G Litherland (Rhubarb)
▪ Geoffrey Collings	▪ J H Walter LLP
▪ Geoffrey Searle	▪ J R Fearn
▪ George Barnsdale & Sons Ltd	▪ JAS Martin & Co
▪ Georgian Group	▪ JCR & R Booth
▪ GL Hearn Property Consultants	▪ JDM Food Group
▪ Gladman	▪ Jelsons Limited
▪ Globe Consultants Ltd	▪ Jenny McIntee Architectural Design
▪ Godfrey Construction Ltd	▪ JHG Planning Consultancy Ltd
▪ GR Planning Consultancy Ltd	▪ John D Lynch
▪ Grace Machin Planning and Property	▪ John Grant (Donington)
▪ Grant Farm Services	▪ John Martin and Associates
▪ Greaves Project Management Ltd	▪ John Wright Engineering
▪ Gregory Gray Associates	▪ Johnson Brook Ltd
▪ Groundwork Lincs	▪ JW Tyrell & Son
▪ GVA Grimley	▪ K P Developments
▪ H H Adkins (Contractors) Ltd	▪ K W Naylor
▪ H H Bland & Sons	▪ Kara Management Limited
▪ Hallgate Nursery	▪ Keith Baker Design and Management
▪ Hallgate Timber	▪ Keston Nurseries
▪ Hargrave International Ltd	▪ Kier Homes Ltd
▪ Harris Lamb	▪ Kier Ventures Ltd.
▪ HBS	▪ KMB Ltd
▪ Health and Safety Executive	▪ Knight Frank LLP
▪ Heaton Planning Ltd.	▪ L Bray & Sons Ltd.
▪ L&H Homes	▪ MaxeyGrounds & Co.
▪ Henry H Bletsoe and Son	▪ La Vern
▪ Heritage Trust of Lincolnshire	▪ Lafarge Aggregates Ltd
▪ Hix & Son	▪ Lambert Smith Hampton

▪ Lambert's Transport	▪ Molsom & Partners
▪ Larkfleet Homes	▪ Morley Brown & Co
▪ Lawn Tennis Association	▪ Morriss & Mennie
▪ LC Packaging	▪ Mr Robert Lowe
▪ LCC Youth / Community Development Team	▪ MRK Plant Hire
▪ Learning and Skills Council	▪ Munton & Russell
▪ Leith Planning Ltd	▪ National Association of Local Councils
▪ Leonard Cheshire Disability	▪ National Federation of Gypsy Liaison Groups
▪ Library Support Services	▪ National Playing Fields Association
▪ Lincoln COOP Society	▪ Natural Federation of Gypsy Liaison Groups
▪ Lincoln Diocesan Trust	▪ Neil Dowlman Architecture
▪ Lincolnshire Disability Forum	▪ Nestwood Homes
▪ Lincolnshire Sports Partnership	▪ New Linx Housing Trust
▪ Lincolnshire Bat Group	▪ NFU
▪ Lincolnshire Chamber of Commerce	▪ NHS Property Services Ltd
▪ Lincolnshire CVS	▪ NLP
▪ Lincolnshire Development	▪ Norprint
▪ Lincolnshire Enterprise	▪ North Level Internal Drainage Board
▪ Lincolnshire Fieldpaths Association	▪ Office of Rail Regulator
▪ Lincolnshire Property Services	▪ Open Spaces Society
▪ Lincolnshire Rural Housing Association	▪ Owl Homes of Lincolnshire
▪ Lincolnshire Rural Support Network	▪ Patterson Homes Ltd
▪ Lincolnshire Sports Partnership	▪ PC Tinsley Ltd.
▪ Lincolnshire Wildlife Trust	▪ Peacock & Smith
▪ Lincs Design Consultancy	▪ Pearson Packages Ltd
▪ Lindum Group Ltd	▪ Pedals 2011
▪ Lingarden Flowers Ltd	▪ Pegasus Planning Group
▪ Little Manor	▪ Persimmon Homes (East Midlands) Ltd
▪ Longhurst Housing Association Ltd	▪ Peter Humphrey Associates Ltd.
▪ M C Heanes & Son	▪ PF Booth & Son
▪ M & D Limb	▪ Pilgrim College Ltd
▪ M Baker & Sons (Produce) Ltd	▪ Pilgrim Hospital
▪ Maples Solicitors LLP	▪ Pioneer Housing and Development Consultants
▪ Martin Wright	▪ Places for People
▪ Martineau	▪ PlanInfo
▪ Martin's Produce	▪ Planning Aid Service
▪ Masons	▪ Planning Issues
▪ Matrix Planning Ltd	▪ Planning Potential
▪ Planware Ltd	▪ Select Timber & MDF Products
▪ Metsa Wood UK Ltd	▪ Pocklington Fuels
▪ Ministry of Defence	▪ Porrill & Cowell Charity Trust
▪ Morris Site Machinery Ltd	▪ PPM Lincs Ltd

▪ Port of Boston Ltd	
▪ Port Sutton Bridge	▪ SLR Consulting Ltd
▪ Princebuild Ltd	▪ Society for the Protection of Ancient Buildings
▪ Princes Limited	▪ Society of Lincolnshire History and Archaeology
▪ PW Butterwick Ltd	▪ South Holland Tenants Group
▪ Pygott & Crone	▪ South Lincolnshire CVS
▪ Q V Foods	▪ South Lincs Environmental Group
▪ R Lawson & Co. Ltd.	▪ South Lincs Plant Hire
▪ R Longstaff and Co	▪ Spalding & District Civic Society
▪ R M Capps Ltd.	▪ Spalding and Peterborough Transport Forum
▪ R M Pacey	▪ Spalding Bakery
▪ R S Hill & Sons	▪ Spalding Chamber of Commerce
▪ Ralph Pocklington Ltd.	▪ Spalding Town Forum
▪ Ramblers Association (Lincolnshire South)	▪ Sport England
▪ Rapleys	▪ Springfields
▪ Remway Design Ltd	▪ SRA Architecture Ltd
▪ Renewable UK	▪ SSA Planning Ltd
▪ RH & RW Clutton LLP	▪ St James Church
▪ Richard Hardy (Fishtoft)	▪ St Matthew Housing Association
▪ Road Haulage Association	▪ Status Design
▪ Robert Bell & Co	▪ Stephen Knipe & Co
▪ Rochester Properties Limited	▪ Stewart Ross Associates
▪ Rolec Services Ltd	▪ Supplies & Services (Nottm) Ltd.
▪ Royal Mail Group Plc	▪ Sustrans
▪ Roythornes LLP	▪ Swineshead Developments
▪ RSPB	▪ T Ashton & Sons
▪ Ruthkay Limited	▪ Terry Sykes (Design & Build)
▪ RWE Innogy UK Ltd	▪ TGWU
▪ S Budge & Co.	▪ TH Clements & Son Ltd.
▪ S G Properties	▪ The Bell Cornwell Partnership
▪ Samuel Harding & Sons Ltd	▪ The Burdens Group
▪ Sanderson Wetherall	▪ The Crown Estate
▪ Save Britains Heritage	▪ The Development Planning Partnership
▪ Savills	▪ The Haven Dock Co. Ltd
▪ Scania GB Ltd	▪ The Housing Corporation
▪ SCARAB	▪ The Inland Waterways Association
▪ Scott Wilson Ltd.	▪ The Planning Bureau Ltd
▪ Seagate Homes	▪ The Planning Inspectorate
▪ Sedge Homes	▪ The Ringrose Law Group
▪ Shire Garden Buildings	▪ The Robert Doughty Consultancy
▪ Shrimplin Brown	▪ The Scotts Miracle-Gro Co.(UK) Ltd
▪ Sharman Burgess Ltd	▪ The Staples Group of SIPP Trusts
▪ Signet Planning	▪ The Theatres Trust

▪ Transflor Ltd	▪ Wenman Building Design
▪ Transport 2000	▪ West End Traders Association
▪ Tulip Design	▪ Wheatley Homes Ltd.
▪ Tulip Ltd	▪ William H Brown
▪ Turley Associates	▪ Wilson and Heath
▪ Turners Soham Ltd	▪ Wilson Bowden Developments Ltd.
▪ Utility Consultancy and Engineering Ltd	▪ Witham Fourth Internal Drainage Board
▪ Victorian Society	▪ Witham Valley
▪ Vine House Farm Ltd	▪ WNNEMS
▪ Visual Development (Lincs) Ltd	▪ Women's Centre Boston
▪ Walton & Co	▪ Woodland Trust
▪ Wash and Sutton Bridge Protection Group	▪ Woods Hardwick Planning Ltd.
▪ Water Management Alliance	▪ Wyberton PCC
▪ Waterloo Housing	▪ Wyberton Playing Fields Association
▪ Welland & Deepings Internal Drainage Board	▪ YMCA
▪ Welland Seniors' Forum	

N.B. The tables above do not include the names of the 67 elected members of Boston Borough Council and South Holland District Council, 2 Members of Parliament for the Boston & Skegness and South Holland & The Deepings constituencies and almost 400 individuals (that appear to be members of the public as opposed to representing any specific organisation) who were invited by the Joint Committee to make representations on the draft Local Plan.

Appendix 5: Details of how bodies and persons were invited to make representations on the draft Local Plan (January 2016)

An example of the letter/email sent as part of the draft Local Plan consultation

South East Lincolnshire
Joint Strategic Planning Committee

South East Lincolnshire Local Plan

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Your Ref:
Our Ref: PJU / Local Plan

Tel: 01205 314327
Fax: 01205 314313
E-mail: southeastlincslocalplan@sholland.gov.uk

06 January 2016

Dear Sir/Madam

SOUTH EAST LINCOLNSHIRE LOCAL PLAN CONSULTATION 2016

I am writing to you because you are on our database to be contacted about our Local Plan. If you do not wish to be contacted please let us know so we can remove you otherwise you will be contacted again as its preparation continues.

Boston Borough Council and South Holland District Council are working together to produce a local plan for their combined area. This will be used to guide development; such as house building, employment, shopping and supporting infrastructure.

As part of that process we will be undertaking a six week public consultation on a draft document from **8th January 2016 to 19th February 2016**. The document will be available on http://southeastlincslocalplan.org/ , in the libraries, mobile libraries and the council offices in Boston and Spalding. The consultation venues, dates and times are below.

Yours sincerely

Peter Udy
Forward Planning Officer

Come along and *have your say*	
You can find out more about the proposals for new homes, businesses and roads, and give your views, at the following drop-in sessions, all taking place between 3.30pm - 7.30pm :	
Swineshead Village Hall, North End and Pinchbeck Village Hall, Knight Street **Wednesday 13 January**	**Gedney Hill Memorial Hall, Hill Gate** **Tuesday 26 January**
Wyberton Parish Hall, London Road and Sutton Bridge Curlew Centre, Bridge Road **Friday 15 January**	**Holbeach Community Centre, Fishpond Lane** **Thursday 28 January**
Old Leake Community Centre, Furlongs Lane and Long Sutton Market House, Market Street **Monday 18 January**	**Surfleet Village Hall, Station Road** **Tuesday 2 February**
Kirton Town Hall, Station Road **Wednesday 20 January**	**Crowland British Legion Hall, Broadway** **Friday 5 February**
Butterwick Village Hall, Church Road and Donington Ruby Hunt Centre, Church Street **Friday 22 January**	**South Holland Centre, Market Place, Spalding** **Tuesday 9 February** *** 11am - 3pm**
Sutterton Village Hall, Park Avenue **Monday 25 January**	**Cowbit Village Hall, Barrier Bank** **Wednesday 10 February**

Press Release on South Holland District Council website (31st December 2015)

ict Council - Have your say on our Local Plan - Internet Explorer

www.sholland.gov.uk/article/4014/Have-your-say-on-our-Local-Plan

South Holland District Council...

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Your Council
News Archive
Hepatitis A Vaccinations
Smoke free sign winners announced
Planning to vote in the EU Referendum?
Crackdown on illegal alcohol launched
Consultation planned for devolution proposals
Businesses invited to meet the buyer
Duplicate voter registrations
Top Food Hygiene Ratings at all-time high
Tales from the skies at Ayscoughfee
Garden waste pilot scheme launched
Mayoral Combined Authority Consultation
Beware of unregistered tattooists
Garden waste applications now open
Have your say on area's future
Police and Crime Commissioner Election Result
Pathway cleared by Pride team
Greater Lincolnshire devolution deal agreed
Youngsters enjoy extreme sports day
Benefits cheat jailed for three years
South Holland EU Referendum result

Have your say on our Local Plan

Residents in South Holland are being invited to have their say on where new homes, businesses and roads should be built over the next 20 years.



A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land up until 2036, including the provision of some 18,000 dwellings.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

As part of the preparation of the Local Plan, a public consultation is being held from 8 January to 19 February 2016 which will see a series of 'drop-in' exhibition events held across the area.

Residents and business representatives are invited to come along and have their say on a variety of topics, including housing site options for towns and villages and where facilities such as schools, GP surgeries and open space should be located in order to support the new homes. This will help determine which sites are most suitable for development.

The Local Plan will also help to determine sites for future business use, to assist in the creation of the 17,000 jobs needed in South East Lincolnshire.

Other proposals concern the delivery of the Spalding Western Relief Road and the Boston Distributor Road.

This stage of the Local Plan is about involving local communities in making choices from many options - and, as yet, no firm decisions have been made on where growth will happen.

Responses to this consultation will be taken into account in finalising the Local Plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

Cllr Roger Gambba-Jones, South Holland District Council's Portfolio Holder for Planning and current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "The new Local Plan is going shape the future growth of South East Lincolnshire, so it's vitally important that people have their say on the proposals.

"The plan will identify opportunities for growth and set out guidance on the development that will be permitted and where it will go.

"So please don't miss out on this rare opportunity to be involved in shaping our area's future."

The draft Local Plan and Policies Map are available to inspect at:

· www.southeastlincslocalplan.org;

· at each council's offices; and

· at any libraries in the area

There will be permanent exhibitions at Municipal Buildings, West Street, Boston, PE21 8QR and at Council Offices, Priory Road, Spalding PE11 2XE during the consultation period between the hours of 9am and 4.30pm.

The Policies Map Insets show whether any new development is planned in your area.

Queen's 90 birthday celebrations
Police and Crime Panel to consider Deputy Police and Crime Commissioner appointment
Flag raised for Merchant Navy Day
Take part in 1940's event
Have your say on our Local Plan
Keep boredom at bay this summer
Make sure you're registered to vote
Historic exhibition extended
Warning over green rogue traders
New Council Chairman appointed
Lancaster pilot coming to Ayscoughfee
South East Lincolnshire Local Plan - have your say
Have a sizzling and safe barbecue this Bank Holiday weekend
Local Plan consultation under way
Nostalgic event a success
Affordable homes near completion
New look website launches
Councillors fund pirate ship
Castle Sports Complex to re-open
Holbeach Boston Road Car Park and Market
Range of sports on offer
Pride Officer is reducing litter

A list of the drop-in sessions is below. If you would like to have your say on the Local Plan but can't attend any of the events, you can write to us at:

· South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or E-mail southeastlincslocalplan@sholland.gov.uk.

The deadline for responses is 5pm on 19 February 2016.

Drop-in sessions take place at the following dates/venues between 3.30pm and 7.30pm:

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Holbeach Community Centre, Fishpond Lane - Thursday 28 January

Surfleet Village Hall, Station Road - Tuesday 2 February

Crowland British Legion Hall, Broadway - Friday 5 February

South Holland Centre Market Place, Spalding - Tuesday 9 February **(from 11am - 3pm)**

Cowbit Village Hall, Barrier Bank - Wednesday 10 February

Press Release on Boston Borough Council website (8th January 2016)

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IF YOU SUSPECT IT REPORT IT
CALL 0800 789 321
CONFIDENTIAL ANTI-TERRORIST HOTLINE

Public notices and today's Boston Bulletin DAILY for the sight-impaired

BOSTON BOROUGH COUNCIL ENVIRONMENTAL CRIME ENFORCEMENT

BOSTON

Help plan future development

Residents in Boston borough are being invited to have their say on where new homes, businesses and roads should be built over the next 20 years.

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land up until 2036, including the provision of some 18,000 dwellings.

South East Lincolnshire
Joint Strategic Planning Committee

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

As part of the preparation of the Local Plan, a public consultation is being held from 8 January to 19 February 2016 which will see a series of 'drop-in' exhibition events held across the area.

Residents and business representatives are invited to come along and have their say on a variety of topics, including housing site options for towns and villages and where facilities such as schools, GP surgeries and open space should be located in order to support the new homes. This will help determine which sites are most suitable for development.

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Other proposals concern the delivery of the Spalding Western Relief Road and the Boston Distributor Road.

This stage of the Local Plan is about involving local communities in making choices from many options - and, as yet, no firm decisions have been made on where growth will happen.

Responses to this consultation will be taken into account in finalising the Local Plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

Cllr Roger Gambba-Jones, South Holland District Council's Portfolio Holder for Planning and current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "The new Local Plan is going shape the future growth of South East Lincolnshire, so it's vitally important that people have their say on the proposals.

"The plan will identify opportunities for growth and set out guidance on the development that will be permitted and where it will go.

"So please don't miss out on this rare opportunity to be involved in shaping our area's future."

The draft Local Plan and Policies Map are available to inspect at:

- www.southeastlincslocalplan.org;
- at each council's offices; and
- at any libraries in the area

There will be permanent exhibitions at Municipal Buildings, West Street, Boston, PE21 8QR and at Council Offices, Priory Road, Spalding PE11 2XE during the consultation period between the hours of 9am and 4.30pm.

Useful links

- Planning Application Search
- Planning Committee Agendas
- Joint Planning Unit
- Lincolnshire County Council
- Planning Applications - Weekly/Monthly



The Policies Map Insets show whether any new development is planned in your area.

A list of the drop-in sessions is below. If you would like to have your say on the Local Plan but can't attend any of the events, you can write to us at:

- South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or E-mail southeastlincslocalplan@sholland.gov.uk.

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Monday 25 January

Gedney Hill Memorial Hall, Hill Gate
Tuesday 26 January

Holbeach Community Centre, Fishpond Lane
Thursday 28 January

Surfleet Village Hall, Station Road
Tuesday 2 February

Email signature



Poster advertising draft Local Plan consultation events

South East Lincolnshire Local Plan



Have your say in planning the area's future

Public consultation events taking place near you:

- **Pinchbeck Village Hall, Knight Street and Swineshead Village Hall, North End**
  Wednesday 13 January
- **Sutton Bridge Curlew Centre, Bridge Road and Wyberton Parish Hall, London Road**
  Friday 15 January
- **Long Sutton Market House, Market Street and Old Leake Community Centre, Furlongs Lane**
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  Friday 5 February
- **South Holland Centre, Market Place, Spalding**
  Tuesday 9 February
- **Cowbit Village Hall, Barrier Bank**
  Wednesday 10 February

All events will be taking place between 3.30pm - 7.30pm with the exception of the Spalding South Holland Centre event which will take place between 11am - 3pm.

There will be permanent exhibitions at Council Offices, Priory Road, Spalding PE11 2XE and at Municipal Buildings, West Street, Boston, PE21 8QR during the consultation period, weekdays, between the hours of 9am and 4.30pm.

Visit the website at: www.southeastlincslocalplan.org for more information.

SOUTH HOLLAND DISTRICT COUNCIL

BOSTON BOROUGH COUNCIL

Lincolnshire COUNTY COUNCIL *Working for a better future*

South East Lincolnshire Joint Strategic Planning Committee

Draft Local Plan leaflet

Public consultation events near you...

You can find out more about the draft Local Plan (including site options for development), and give your views, at the following drop-in sessions, all taking place between 3.30pm - 7.30pm*:

- **Pinchbeck Village Hall, Knight Street and Swineshead Village Hall, North End**
  Wednesday 13 January
- **Sutton Bridge Curlew Centre, Bridge Road and Wyberton Parish Hall, London Road**
  Friday 15 January
- **Long Sutton Market House, Market Street and Old Leake Community Centre, Furlongs Lane**
  Monday 18 January
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  Friday 5 February
- **South Holland Centre, Market Place, Spalding**
  Tuesday 9 February
  *11am - 3pm
- **Cowbit Village Hall, Barrier Bank**
  Wednesday 10 February

Let us know what you think...

There are several ways that you can tell us what you think about the draft Local Plan:

- You can come along and see us in person at one of our consultation events
- You can use our online consultation portal to view the consultation documents and complete a comments form online at:
  www.southeastlincslocalplan.org/consultation
- You can fill in a response form available from either council's offices (addresses shown below), any of the area's libraries or from one of our consultation events
- **You can write to us at:**
  South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR
- **You can e-mail us at:**
  southeastlincslocalplan@sholland.gov.uk

There will be permanent displays at:

Municipal Buildings, West Street, Boston, PE21 8QR | **Council Offices, Priory Road, Spalding PE11 2XE**

during the consultation period between the hours of 9am and 4.30pm, weekdays.

All responses must be received by 5pm on Friday 19 February 2016

What next?

All comments received during the public consultation period Friday 8 January - Friday 19 February will be considered, and changes will be made if necessary, in finalising the Publication draft Local Plan.

Visit our website to keep up-to-date with our progress.

Have your say in planning the future of South East Lincolnshire

(Boston Borough Council and South Holland District Council)

Public consultation on draft Local Plan (including site options for development)

Friday 8 January - Friday 19 February 2016



Translation available

Доступный перевод
Tłumaczenie dostępne
a tradução disponível
Pieejams tulkojums
Vertimas rasti

This leaflet is available in other formats on request

If you would like more information please call:

Planning Policy at South Holland: 01775 764476

Forward Planning at Boston Borough: 01205 314337

Boston Borough Council · South Holland District Council · Lincolnshire County Council – Working for a better future · South East Lincolnshire Local Plan

Background

The draft Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) sets out the vision, strategic priorities and policies for the future development of South East Lincolnshire. It also identifies site options for housing and employment to deliver the growth planned for the Plan Area to 2036.

What's Happening?

Following the first two stages of consultation in 2012 and 2013 we have considered the issues previously raised by consultees and have made changes where appropriate. New evidence has also come forward since then and has been considered, with the result being this draft Local Plan.

We are now at the third stage of consultation which is one of the last opportunities you will have to influence what is included in the Plan.

We are publishing for comment the Local Plan and other evidence based supporting documents.

We particularly want to hear your views on the site options for housing and employment.

How many additional homes should we plan for?

The Local Plan identifies a need to plan for 7,500 new homes in Boston Borough and 10,750 new homes in South Holland District from 2011-2036. Affordable housing makes up a significant proportion of the overall housing need to be met.

It is proposed that these new homes will be focused in the most sustainable settlements in the Plan Area because of their ability, or potential, to provide better access to infrastructure and services.

A sustainable urban extension for housing is proposed in Spalding north of the Vernatt's Drain, alongside supporting community infrastructure, the 'North Phase' of the Spalding Western Relief Road and open space to help preserve the separation of Spalding and Pinchbeck.

Employment and Economy

To help the economy grow and diversify and accommodate 17,000 new jobs we know that we need to plan for a minimum of 82 hectares of employment land for existing businesses to grow or new businesses to come to the area. This could include land for the Spalding Rail Freight Interchange (RFI).

The Local Plan protects the existing town centres, including Boston town and Spalding, for shopping, offices, leisure and cultural facilities. The Plan supports their growth and development.

Transport

The provision of major transport infrastructure is critical to delivering the successful and sustainable growth of the area. To help achieve this the Local Plan proposes:

- Corridors to safeguard the routes for both the Boston Distributor Road and Spalding Western Relief Road; and
- New junctions at the A17/A151 in Holbeach.

Major new development will be expected to incorporate high quality walking and cycling routes to aid connectivity as well as suitably designed parking areas.

Infrastructure

New development can create additional demands for, or upon, infrastructure such as roads, healthcare facilities, schools, open spaces, affordable housing and flood mitigation measures. Where this is the case, new and/or improved infrastructure may be secured through 'developer contributions'.

The Local Plan will safeguard against the loss of existing, valued community facilities such as village halls.

Environment

Our natural and historic assets are finite resources and so the Local Plan will expect development to conserve and, where possible, enhance these assets. It also seeks to minimise the potential environmental impacts (such as air and noise pollution) on people arising from development and help the area mitigate the impacts of climate change.







Advert in January edition of Simply Boston and Simply Spalding[1]

Have your say in planning the future of South East Lincolnshire

Residents are invited to have their say on where new homes, businesses and roads should be built locally over the next 20 years as part of a new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council)

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership and will guide the development and use of land up until 2036, including the provision of some 18,000 dwellings.

As part of the preparation of the Local Plan, **a public consultation is being held from Friday 8 January to Friday 19 February 2016** which will see a series of 'drop-in' exhibition events held across the area.

Residents and business representatives are invited to come along and have their say on a variety of topics, including housing site options for towns and villages and where facilities such as schools, GP surgeries and open space should be located in order to support the new homes. This will help determine which sites are most suitable for development.

The Local Plan will also help to determine sites for future business use to assist in the creation of the 17,000 jobs that will be needed in South East Lincolnshire.

Other proposals concern the delivery of the Boston Distributor Road and the Spalding Western Relief Road.

The draft Local Plan and the Policies Map Insets are available to inspect on our website: www.southeastlincslocalplan.org, at each council's offices or at any of the area's libraries. The maps show whether any new development is planned in your area.

This stage of the Local Plan is about involving local communities in making choices from many options - and as yet, no firm decisions have been made on where growth will happen.

Cllr Roger Gambba-Jones, current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "Development affects all of us in some way, so when we are given the opportunity to influence how and where things get built, we should take it."

Come along and *have your say*

You can find out more about the proposals for new homes, businesses and roads, and give your views, at the following drop-in sessions, all taking place between 3.30pm - 7.30pm*:

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- **Kirton Town Hall, Station Road**
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- Filling in a response form available from either council's offices, any of the area's libraries or one of our consultation events
- Writing to us at: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR
- E-mailing us at: southeastlincslocalplan@sholland.gov.uk

We need to hear from you by 5pm on Friday 19 February 2016 to ensure your views can be included as we prepare the Local Plan.

Responses to this consultation will be taken into account in finalising the Local Plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

There will be permanent exhibitions at Municipal Buildings, West Street, Boston, PE21 8QR and at Council Offices, Priory Road, Spalding PE11 2XE during the consultation period between the hours of 9am and 4.30pm

Boston Borough Council · South Holland District Council · Lincolnshire County Council – Working for a better future · South East Lincolnshire Local Plan

[1] The February issues included a very similar advert minus some of the already completed 'drop-in' sessions.

Boston Borough Council's Leaders' column in January edition of Simply Boston Magazine

Local Contacts

Medical

Greyfriars Surgery	01205 311133
Kirton Medical Centre	01205 722437
Liquorpond Surgery	01205 362763
Parkside Surgery	01205 365881
The Medical Centre	01205 870666
The Rural Medical Practice	01780 550251
Pilgrim Hospital	01205 364801
Ramsay Health Care	
Boston West Hospital	01205 591860
Westside Surgery	01205 362556
Stuart House Surgery	01205 362173

Entertainment

Blackfriars Theatre	012053 63108
Blackfriars Art Centre	01205 363075
Savoy Cinema West End	01205 363634
Geoff Moulder Leisure Complex	01205 363483

Dentists

Boston Clinic	01205 365758
Boston Dental Care	01205 364993
Dental Practice	01205 365870
Holland House Dental Surgery	01205 362310

Vets

Marshlands Veterinary Centre	01205 760587
Alistair J Mitchell	01205 366872
Elwood & Briggs Veterinary Surgery	01205 722696
Pilgrim	01205 366872

Travel

National Rail Enquiries	0800 404090
Traveline	0871 200 22 33

Utilities

Electricity Emergency	0800 404090
Gas Energy	0800 111999

General

Boston Police Station	01205 366222
Boston Borough Council	01205 314200
Post Office	08457 22 33 44
Citizens Advice Bureau	03444 111 444
Childline	0800 1111
Boston Library	01522 782010
Registration of Births	01522 782244
Matt Warman MP	01205 809110

Peter's Notes

If you would like to contact Peter with a specific question, please email info@simplyboston.co.uk

Each issue Peter Bedford, leader of Boston Borough Council, discusses the important topics in and around Boston



We have been working for some time on one of the most important documents we will ever produce – a blueprint to guide growth and development over the next 20 years – and now we want to hear your views.

It is called the South East Lincolnshire Local Plan and is a document so important and so wide-ranging that the Prime Minister has warned that his Government will take over and complete Local Plans for any authorities which fail to do so within the time limits.

I am pleased to say that the plan for this area, which we are working on jointly with South Holland District Council and Lincolnshire County Council, is on schedule to be completed on time.

But now we come to one of the most important aspects – hearing what you have to say about it.

Over the last few years the Borough of Boston has had unprecedented population growth and new demands upon public services. To help map out the future the South East Lincolnshire Local Plan will be out for public consultation - it is your opportunity to help shape the future of the area.

It gives the fullest opportunity to consider how growth will be accommodated and how the resources in terms of community services and infrastructure will be provided.

A plan for the next 20 years is a plan for the next generation but it is up to our communities today to help shape the future. At this stage it is a time of making choices from a lot of options, so, exactly, where growth happens is not decided. This will only occur when a Planning Inspector considers the final draft of the Local Plan in about a year's time.

Other important elements include detailing and protecting the route for Boston's long-awaited distributor road to help ease some of our traffic congestion problems. It will be the first time that a distributor road has been included in the Local Plan and will be an important part of the process to secure necessary funding for it from Lincolnshire County Council and the Government. It is crucially linked to future housing provision in the area.

This powerful document will guide future planning applications and decision making. Please try to attend one of the following public consultation events:

- **Wednesday 13 January – Swineshead Village Hall**
- **Friday 15 January – Wyberton Parish Hall**
- **Monday 18 January – Old Leake Community Centre**
- **Wednesday 20 January – Kirton Town Hall**
- **Friday 22 January – Butterwick Village Hall**
- **Monday 25 January – Sutterton Village Hall**

All events can be visited between 3.30pm and 7.30pm.

All venues will have information about nearby villages so the events are not just about the village in which the consultation event is being held. Everyone is welcome.

An exhibition about the Local Plan will also be set-up in Municipal Buildings, West Street, Boston, throughout the consultation period from January 8th to February 19th 2016.

Further information will be available on the South East Lincolnshire Local Plan website http://www.southeastlincslocalplan.org/wordpress

Boston Bulletin DAILY
Monday, January 11, 2015

Boston Bulletin DAILY is FREE Monday to Friday. Spread the word. Tell your relatives, friends and neighbours to email emma.staff@boston.gov.uk so they can get their own personal copy.

Help plan future development

Residents in Boston borough are being invited to have their say on where new homes, businesses and roads should be built over the next 20 years.

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land up until 2036, including the provision of some 18,000 dwellings.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

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Residents and business representatives are invited to come along and have their say on a variety of topics, including housing site options for towns and villages and where facilities such as schools, GP surgeries and open space should be located in order to support the new homes. This will help determine which sites are most suitable for development.

The Local Plan will also help to determine sites for future business use, to assist in the creation of the 17,000 jobs needed in South East Lincolnshire.

Other proposals concern the delivery of the Spalding Western Relief Road and the Boston Distributor Road.

This stage of the Local Plan is about involving local communities in making choices from many options – and, as yet, no firm decisions have been made on where growth will happen.

Responses to this consultation will be taken into account in finalising the Local Plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

Cllr Roger Gambba-Jones, South Holland District Council's Portfolio Holder for Planning and current Chairman of the South East Lincolnshire Joint Strategic Planning



Committee, said: "The new Local Plan is going to shape the future growth of South East Lincolnshire, so it's vitally important that people have their say on the proposals.

"The plan will identify opportunities for growth and set out guidance on the development that will be permitted and where it will go.

"So please don't miss out on this rare opportunity to be involved in shaping our area's future."

The draft Local Plan and Policies Map are available to inspect at:

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- at each council's offices; and
- at any libraries in the area

There is now an exhibition at Municipal Buildings, West Street, Boston, PE21 8QR and at Council Offices, Priory Road, Spalding PE11 2XE during the consultation period between the hours of 9am and 4.30pm.

A list of the drop-in sessions is below. If you would like to have your say on the Local Plan but can't attend any of the events, you can write to us at:

- South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or E-mail **southeastlincslocalplan@sholland.gov.uk**

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- Kirton Town Hall, Station Road, Wednesday, 20 January;
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- Sutterton Village Hall, Park Avenue, Monday, 25 January;
- Gedney Hill Memorial Hall, Hill Gate, Tuesday, 26 January;
- Holbeach Community Centre, Fishpond Lane, Thursday, 28 January;
- Surfleet Village Hall, Station Road, Tuesday, 2 February;
- Crowland British Legion Hall, Broadway, Friday, 5 February;
- South Holland Centre, Market Place, Spalding, Tuesday, 9 February **(from 11am – 3pm);**
- Cowbit Village Hall, Barrier Bank, Wednesday, 10 February.

South Holland staff newsletter

Have your say on our Local Plan

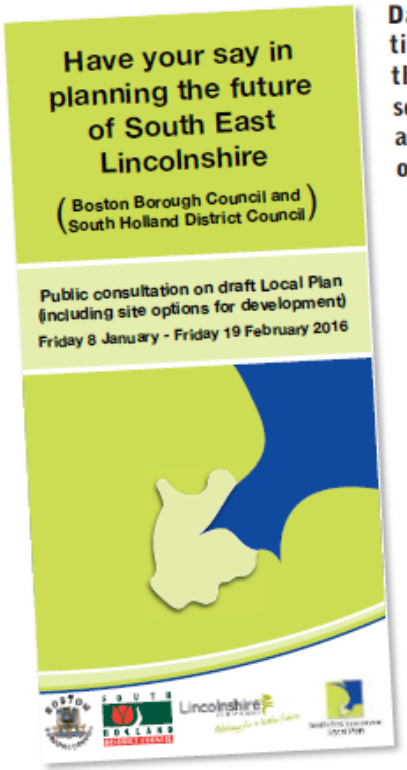
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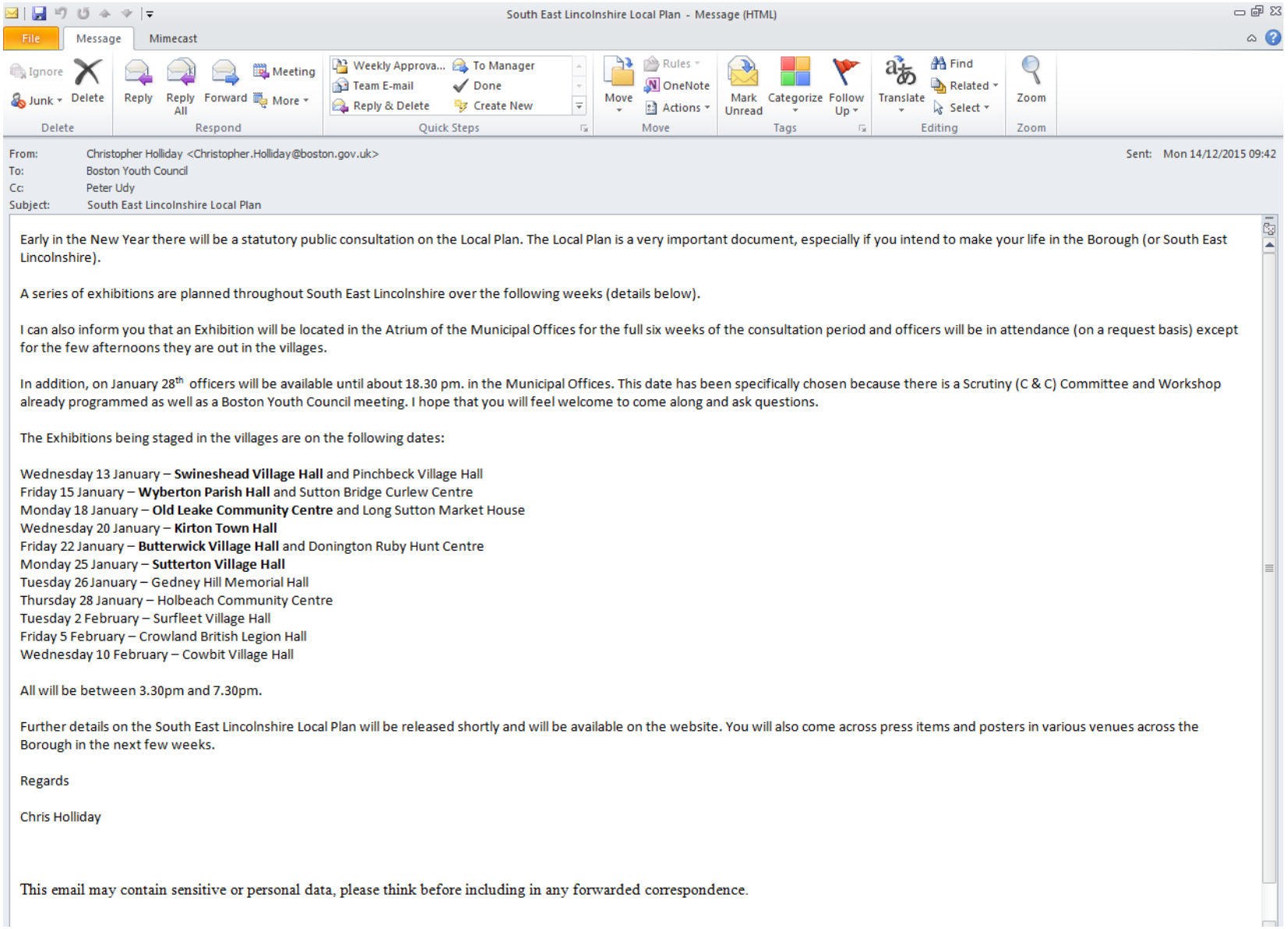
Dates and times of the drop-in sessions are listed opposite.

Public consultation events near you...

You can find out more about the draft Local Plan (including site options for development), and give your views, at the following drop-in sessions, all taking place between 3.30pm - 7.30pm*:

- Pinchbeck Village Hall, Knight Street and Swineshead Village Hall, North End
  Wednesday 13 January
- Sutton Bridge Curlew Centre, Bridge Road and Wyberton Parish Hall, London Road
  Friday 15 January
- Long Sutton Market House, Market Street and Old Leake Community Centre, Furlongs Lane
  Monday 18 January
- Kirton Town Hall, Station Road
  Wednesday 20 January
- Donington Ruby Hunt Centre, Church Street and Butterwick Village Hall, Church Road
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  Tuesday 26 January
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  Tuesday 2 February
- Crowland British Legion Hall, Broadway
  Friday 5 February
- South Holland Centre, Market Place, Spalding
  Tuesday 9 February
  *11am - 3pm
- Cowbit Village Hall, Barrier Bank
  Wednesday 10 February

Copy of email sent to Boston Youth Council



South East Lincolnshire Local Plan - Message (HTML)

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Zoom | Zoom

From: Christopher Holliday <Christopher.Holliday@boston.gov.uk>
Sent: Mon 14/12/2015 09:42
To: Boston Youth Council
Cc: Peter Udy
Subject: South East Lincolnshire Local Plan

Early in the New Year there will be a statutory public consultation on the Local Plan. The Local Plan is a very important document, especially if you intend to make your life in the Borough (or South East Lincolnshire).

A series of exhibitions are planned throughout South East Lincolnshire over the following weeks (details below).

I can also inform you that an Exhibition will be located in the Atrium of the Municipal Offices for the full six weeks of the consultation period and officers will be in attendance (on a request basis) except for the few afternoons they are out in the villages.

In addition, on January 28th officers will be available until about 18.30 pm. in the Municipal Offices. This date has been specifically chosen because there is a Scrutiny (C & C) Committee and Workshop already programmed as well as a Boston Youth Council meeting. I hope that you will feel welcome to come along and ask questions.

The Exhibitions being staged in the villages are on the following dates:

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Wednesday 10 February – Cowbit Village Hall

All will be between 3.30pm and 7.30pm.

Further details on the South East Lincolnshire Local Plan will be released shortly and will be available on the website. You will also come across press items and posters in various venues across the Borough in the next few weeks.

Regards

Chris Holliday

This email may contain sensitive or personal data, please think before including in any forwarded correspondence.

Cabinet Call column in Spalding Guardian (31st December 2015)

Cabinet Call



A weekly column written by members of South Holland District Council's Cabinet. This week with **COUN ROGER GAMBBA-JONES**

Planner Paul is the man in the right place



I was given an early Christmas present this year. This is a somewhat selfish statement on my part, as this particular 'present' will benefit all of us who live, work, or visit South Holland for business, or pleasure.

Since our recent management restructure, we've been seeking to appoint a Place Manager.

Fortunately, just before the Christmas break, Paul Jackson, who has been our principal planning officer for several years, accepted this very important position.

When the role was created, there was some discussion about whether or not anybody would understand what the title meant.

Personally, I felt using the term 'place' summed it up perfectly – it was everything to do with looking after where we all live, work and play.

More formally, our Place Manager will oversee the efficient operation of the council's, Planning, Building Control, Housing, Communities and Environmental Services departments.

> *As part of the consultation, there will be drop-in exhibition events across the district*

All these departments have one thing in common – they deliver services that have direct contact with the public on a daily basis.

Having been involved with planning ever since I became a district councillor, I've long believed that a planner should be running things, as they're the ones who best know how things fit together.

Not everybody agrees with my view of things, but Paul's appointment is certainly a step in the right direction.

Talking of how things fit together, on January 8 we are launching a public consultation on the first draft of our new Local Plan.

If you'd like to have your say on where new development is being proposed in your town or village, then this is your chance.

Even if you don't want to pass comment but just want to know what's going on, this is your opportunity to find out how our district will be developed over the next 20 years.

As part of the consultation, there will be drop-in exhibition events across the district, with the information available at the council offices, Priory Road, Spalding, for the whole six-week period.

For more information contact South Holland District Council on 01775 761161 or visit www.southeastlincslocalplan.org

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PARTYING IN THE NEW YEAR

PAGES 41, 42 & 50



'Knicker lady' retires from market after 24 years

SEE PAGE 7

Chance to have YOUR say on area's future



Residents in South Holland are being invited to have their say on where new homes, businesses and roads should be built over the next 20 years.

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Responses to this consultation will be taken into account in finalising the plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

TURN TO PAGE 24 →

Moving tribute to Laura

The family of a 21-year-old care worker killed in a crash before Christmas have released a moving tribute to 'loyal, loving and big-hearted' Laura Pesterfield.

PAGE 7

Family helps flood victims

A family crisis presented a golden opportunity for a Luton family to help some of Yorkshire's flood victims by delivering food parcels from Long Sutton's food-bank.

PAGE 8

Jailed for Jag attack

A man who rammed his Jaguar car into a police vehicle has been jailed for 16 months.

PAGE 12



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'Rare opportunity to be involved in shaping area's future'

From front page

Coun Roger Gambba-Jones, South Holland District Council's Portfolio Holder for Planning and current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "The new Local Plan is going to shape the future growth of South East Lincolnshire, so it's vitally important that people have their say on the proposals.

"The plan will identify opportunities for growth and set out guidance on the development that will be permitted and where it will go. So please don't miss out on this rare opportunity to be involved in shaping our area's future."

The draft Local Plan and Policies Map are available to inspect at www.southeastlincslocalplan.org; at each council's offices; and at any libraries in the area.



Roger Gambba-Jones

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The Policies Map Insets show whether any new development is planned in your area.

A list of the drop-in sessions follows. If you would like to have your say on the plan but can't attend any of the events, you can write to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or email southeastlincslocalplan@sholland.gov.uk

The deadline for responses is 5pm on February 19. Drop-in sessions take place at the following dates/venues between 3.30pm and 7.30pm:

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- Crowland British Legion Hall, Broadway on Friday, February 5.
- South Holland Centre, Market Place, Spalding on Tuesday, February 9 (from 11am – 3pm).
- Cowbit Village Hall, Barrier Bank on Wednesday, February 10.



DISTRICT NEWS

GOSBERTON

At the December meeting of Gosberton Parish Council, it was reported that the clerk had written to Insp Jo Reeves following concerns from residents over anti-social behaviour in certain areas of the village.

She advised that it was essential that any incidents were reported immediately by calling police on 101, so that the police force can ensure officers are in the area at the appropriate time.

Insp Reeves had agreed to organise a leaflet drop in the future to remind people of this non-emergency number.

She confirmed that PCSOs were conducting foot and vehicle patrols in the parish and that this had not been reduced.

There may be times, however, when they need to be deployed in another area to combat increased levels of low-level crime or anti-social behaviour.

It was reported that there were three vacant allotments in Spalding Road, Gosberton.

Anyone interested should apply to the clerk, Sue Roe, on 01775 760692 for further details. These will be tenanted either, as a whole or as individual allotments.

Mrs Roe advised that Mr Glenn had contacted the council and was happy to quote for the renovation of the rocking horse in Gosberton playing field.

It is hoped that further information will be available for the next meeting.

The new notice board had been put up at the playing field. It had been kindly funded by district councillors Robert Clark and Jane King.

A speed and traffic survey had been carried out by the Lincolnshire Road Safety Partnership on Gosberton High Street. The council was awaiting its results.

Details had been received on the criteria and costings for installing electronic signs in the village, with councillors Pell and Waterland agreeing to investigate where any could be sited in order to meet regulations.

This issue will be included on the agenda for the January meeting, which should also coincide with the discussion of the forthcoming precept.

Concerns were raised again about the designated crossing area close to the school.

Having spoken to the school, staff would also support its removal as it has proved to be dangerous in recent weeks.

The clerk would write to Lincolnshire County Council to ask for another survey to be carried out.

Concerns were also raised in connection with how school buses were being parked. The clerk was instructed to write to the company concerned.

Councillors Clark, Taylor, Smith and Pell updated the council on any meetings they had attended.

After the meeting had closed, it was reported that, due to other work commitments, the clerk had decided to resign from her post and will formally leave on February 29.

While the position of will be advertised formally, anyone interested in applying should contact the clerk for further details on 01775 760692.

The next council meeting will be held in the public hall on Monday, January 25, at 7.30pm.

SPALDING

The Probus Club of Spalding held its December meeting at the South Holland Centre as usual, with more than 100 members and guests in attendance for a Christmas lunch.

All present were warmly welcomed by president John Heron, who passed proceedings over to the master of ceremonies, Roger Perkins.

Instead of a speaker, members and guests were entertained by Handful of Harmonies, a local choir who performed a selection of carols and seasonal songs.

This was greeted with great acclaim by those present, with John Heron giving the vote of thanks.

Grace was said by Andy Wardman, the Probian toast by David Wright and the loyal toast by John Heron.

The first raffle prize was won by Roger Perkins.

Norman Crosby and David Newby were confirmed as stewards for the January meeting.

The meeting was closed by the president, who wished everyone a safe journey home.

PINCHBECK

Pinchbeck Photographic Group will host a talk by Richard Houghton on essential camera skills, with practical sessions, too.

It will take place at Pinchbeck East Primary School on Thursday at 7.30pm. Admission £3.50 for non-members.

GEDNEY DROVE END

A bingo night will be held in the village hall tomorrow. Doors open at 6.30pm with eyes down at 7.30pm.

LONG SUTTON

Long Sutton Baptist Church will be serving lunches on Friday from 11.30am to 1.30pm. Everyone is welcome.

Boston Standard online article (31st December 2015 – was also included in the paper version released on 6th January 2016)

n Local Plan - Boston Standard - Internet Explorer

tp://www.bostonstandard.co.uk/news/have-your-say-on-local-plan-1-7139443

Have your say on Local Plan ...

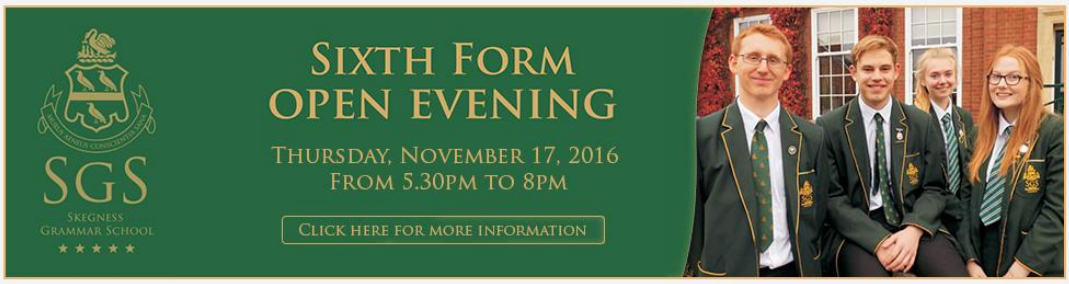
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Have your say on Local Plan



Roger Gambba-Jones

By
JEREMY RANSOME
Email

Published: 10:45 Thursday 31 December 2015

Residents in South Holland are being invited to have their say on where new homes, businesses and roads should be built over the next 20 years.

2 comments

HAVE YOUR SAY

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As part of the preparation of the Local Plan, a public consultation is being



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held from January 8 to February 19 which will see a series of 'drop-in' exhibition events held across the area.

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• Butterwick Village Hall, Church Road and Donington Ruby Hunt Centre, Church Street on Friday, January 22.

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Spalding Voice online article (31st December 2015 – was also included in the paper version)

Drop in sessions to see plan for future homes and roads | The Voice - Internet Explorer

http://www.spaldingvoice.co.uk/drop-in-sessions-to-see-plan-for-future-homes-and-roads/

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THE SPALDING & SOUTH HOLLAND VOICE



HOME NEWS LETTERS SPORT BUSINESS COMMUNITY FEATURES THINGS TO DO VFOOD



Drop in sessions to see plan for future homes and roads

Posted by: Tracey Sweetland in News 31/12/2015 0

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The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

As part of the preparation of the Local Plan, a public consultation is being held from January 8 to February 19 which will see a series of "drop-in" exhibition events held across the area.

Residents and business representatives are invited to come along and have their say on a variety of topics, including housing site options for towns and villages and where facilities such as schools, GP surgeries and open space should be located in order to support the new homes.

This will help determine which sites are most suitable for development.

The Local Plan will also help to determine sites for future business use, to assist in the creation of the 17,000 jobs needed in South East Lincolnshire.

Other proposals concern the delivery of the Spalding Western Relief Road and the Boston Distributor Road.

This stage of the Local Plan is about involving local communities in making choices from many options – and, as yet, no firm decisions have been made on where growth will happen.

Responses to this consultation will be taken into account in finalising the Local Plan which will be submitted to the Planning Inspectorate for independent examination in late 2016.

Coun Roger Gambba-Jones, South Holland District Council's Portfolio Holder for Planning and current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "The new Local Plan is going shape the future growth of South East Lincolnshire, so it's vitally important that people have their say on the proposals.

SPALDING VOICE

- Advertise
- Business Directory
- Order a photo
- Contact
- Events Calendar
- Latest Jobs





"The plan will identify opportunities for growth and set out guidance on the development that will be permitted and where it will go.
"So please don't miss out on this rare opportunity to be involved in shaping our area's future."

Have a look at plan

The draft Local Plan and Policies Map are available to inspect at www.southeastlincs localplan.org, at the offices of both councils and libraries in the area.
The deadline for responses is 5pm on February 19.
Drop-in sessions take place at the following dates/venues across South Holland between 3.30pm and 7.30pm:
Tuesday, January 26 – Gedney Hill Memorial Hall, Hill Gate
Thursday, January 28 – Holbeach Community Centre, Fishpond Lane
Tuesday, February 2 – Surfleet Village Hall, Station Road
Friday, February 5 –Crowland British Legion Hall, Broadway
Tuesday, February 9 (from 11am – 3pm) – South Holland Centre, Market Place, Spalding
Wednesday, February 10 – Cowbit Village Hall, Barrier Bank

Tweet Like 14 G+1 0 Submit Share Pin it

14,500+ readers

Exhibition display boards (scaled down from A1 size used)

What is the South East Lincolnshire Local Plan?

- The Local Plan covers the areas of Boston Borough Council and South Holland District Council
- It sets out the vision, strategic priorities and policies (including development management) for the future development of South East Lincolnshire
- It also identifies site options for housing, employment and mixed-use development to help deliver the growth planned for the Plan Area to 2036
- It takes into account the issues previously raised by consultees at the first two stages of consultation in 2012 and 2013 and new evidence that has come forward since then

What's Happening Now?

- We are now at the third stage of consultation which is one of the last opportunities you will have to influence what is included in the Local Plan
- We have published for comment the draft Local Plan and other evidence-based supporting documents

We would like to know your views on a variety of topics, including site options for employment as well as housing in towns and villages

All comments must be received by 5pm on Friday 19th February 2016

What Happens Next?

All comments received during the public consultation period (Friday 8 January - Friday 19 February) will be considered, and changes will be made if necessary, in finalising the Publication draft Local Plan. Following this, the Local Plan will be submitted to the Planning Inspectorate for independent examination in late 2016.

South East Lincolnshire
Joint Strategic Planning Committee

A Growing and More Diverse Economy

- The Local Plan will help to determine sites for future business use to assist in the creation of the 17,000 jobs that will be needed in South East Lincolnshire
- To meet this need, we have to plan for a minimum of 82 hectares of employment land for existing businesses to grow or new businesses to come to the area
- Existing town centres are protected for shopping, offices, leisure and cultural facilities

Transport

- To help deliver the successful and sustainable growth of the area, the Local Plan proposes:
  - Corridors to safeguard the routes for both the Boston Distributor Road and Spalding Western Relief Road; and
  - New junctions at the A17/A151 in Holbeach
- Major new development will be expected to incorporate high quality walking and cycling routes as well as suitably designed parking areas

Infrastructure

- New development can create additional demands for, or upon, infrastructure such as roads, healthcare facilities, schools, open spaces, affordable housing and flood mitigation measures
- Where this is the case, new and/or improved infrastructure may be secured through 'developer contributions'
- The Local Plan will safeguard against the loss of existing, valued community facilities such as village halls

Environment

- Development will be expected to conserve and, where possible, enhance our finite range of natural and historic assets
- The Local Plan also seeks to minimise the potential environmental impacts (such as air and noise pollution) on people arising from development and help the area mitigate the impacts of climate change

South East Lincolnshire
Joint Strategic Planning Committee

Exhibition Venues

Number	Building	Street	Town	Date
1	Pinchbeck Village Hall	Knight Street	Pinchbeck	13 January 2016
2	Swineshead Village Hall	North End	Swineshead	13 January 2016
3	Curlew Centre	Bridge Road	Sutton Bridge	15 January 2016
4	Wyberton Parish Hall	London Road	Wyberton	15 January 2016
5	Market House	Market Street	Long Sutton	18 January 2016
6	Old Leake Community Centre	Furlongs Lane	Old Leake	18 January 2016
7	Kirton Town Hall	Station Road	Kirton	20 January 2016
8	Ruby Hunt Centre	Church Street	Donington	22 January 2016
9	Butterwick Village Hall	Church Road	Butterwick	22 January 2016
10	Sutterton Village Hall	Park Avenue	Sutterton	25 January 2016
11	Gedney Hill Memorial Hall	Hill Gate	Gedney Hill	26 January 2016
12	Holbeach Community Centre	Fishpond Lane	Holbeach	28 January 2016
13	Surfleet Village Hall	Station Road	Surfleet	2 February 2016
14	Crowland British Legion Hall	Broadway	Crowland	5 February 2016
15	South Holland Centre*	Market Place	Spalding	9 February 2016
16	Cowbit Village Hall	Barrier Bank	Cowbit	10 February 2016
17	Municipal Buildings	West Street	Boston	8 Jan - 19 Feb 2016
18	Council Offices	Priory Road	Spalding	8 Jan - 19 Feb 2016

*All drop-in sessions will be taking place between 3.30pm - 7.30pm with the exception of the South Holland Centre event which will run between 11am - 3pm

There will be permanent displays during the consultation period which can be viewed in normal working hours at the following council buildings:

Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

South East Lincolnshire
Joint Strategic Planning Committee

Housing

Over the Plan Period 2011-2036 the Local Plan identifies a need to plan for:

- 7,500 additional homes in Boston Borough; and
- 10,750 additional homes in South Holland

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

A. Sub-Regional Centres

Boston	5,900
Spalding	5,720

B. Main Service Centres

Crowland	380	Pinchbeck	190
Donington	380	Sutterton	300
Holbeach	1,340	Sutton Bridge	180
Kirton (incl. parts of Frampton Parish)	500	Swineshead	400
Long Sutton	580		

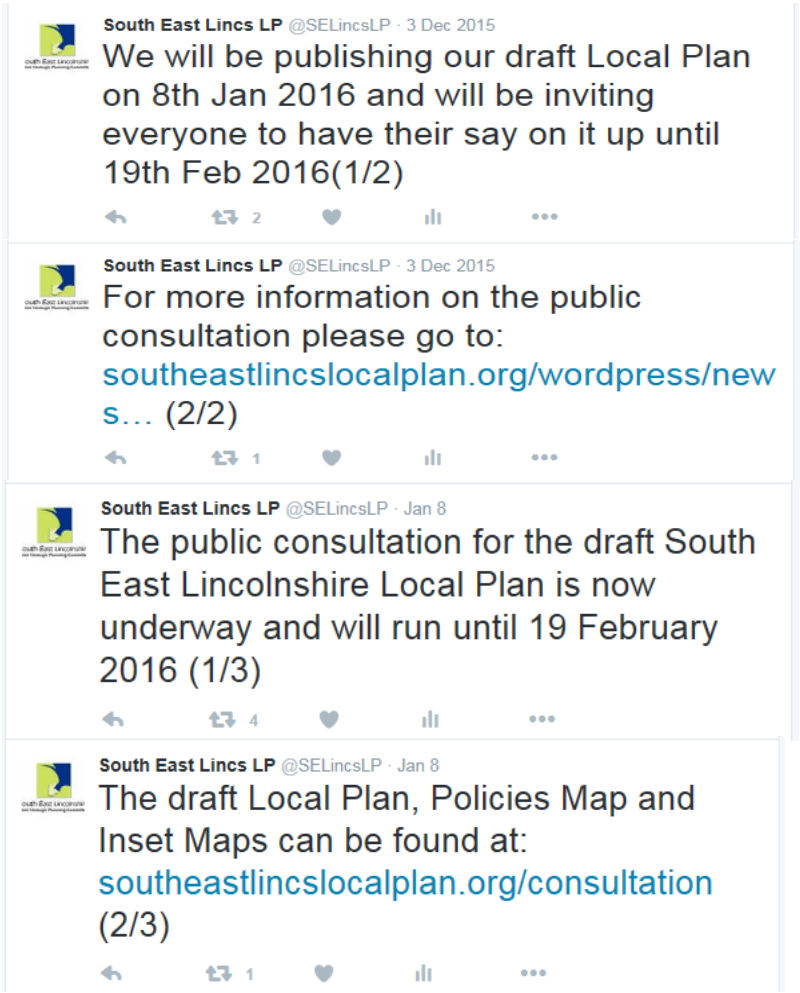
C. Minor Service Centres

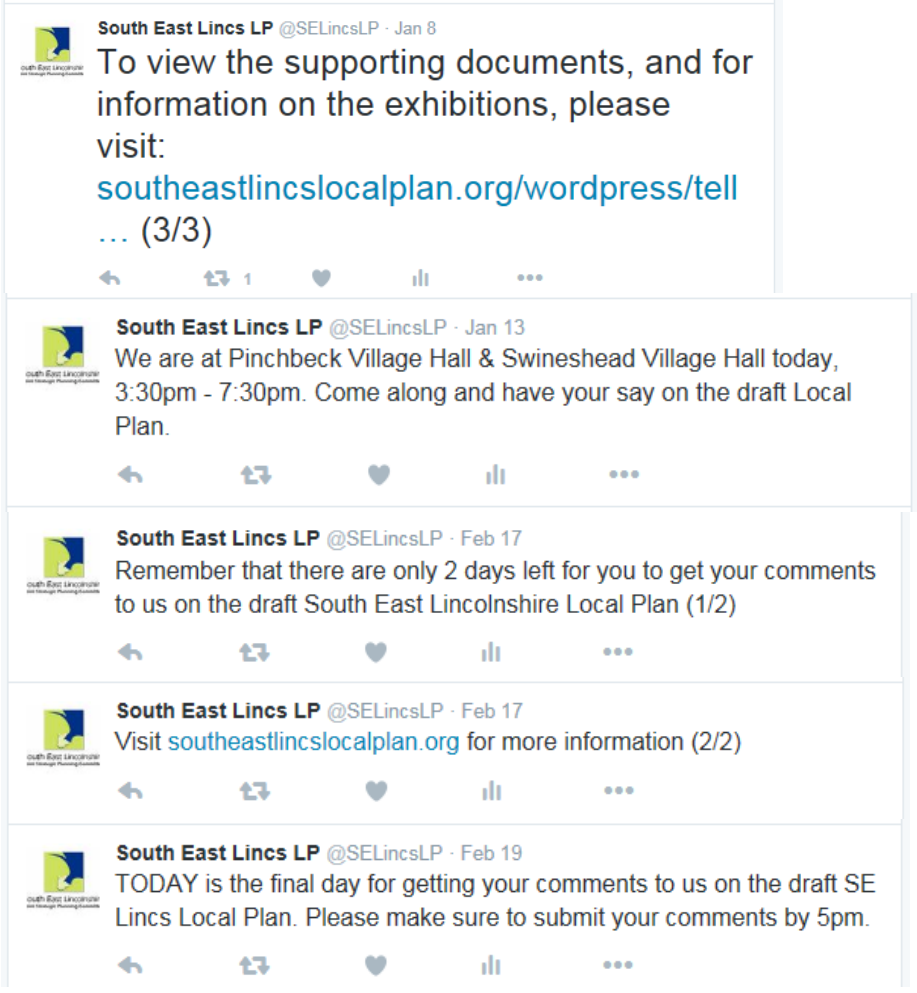
Bicker	50	Moulton Chapel	150
Butterwick	70	Old Leake	100
Cowbit	80	Quadring	120
Deeping St Nicholas	80	Surfleet	150
Fishtoft	50	Sutton St James	80
Fleet Hargate	120	Tydd St Mary	200
Gedney Church End	80	Weston	230
Gedney Hill	80	Whaplode	150
Gosberton	230	Wigtoft	30
Gosberton Clough/Risegate	40	Wrangle	100
Moulton	190		

NB: The above numbers include existing planning permissions and dwellings built since April 2011.

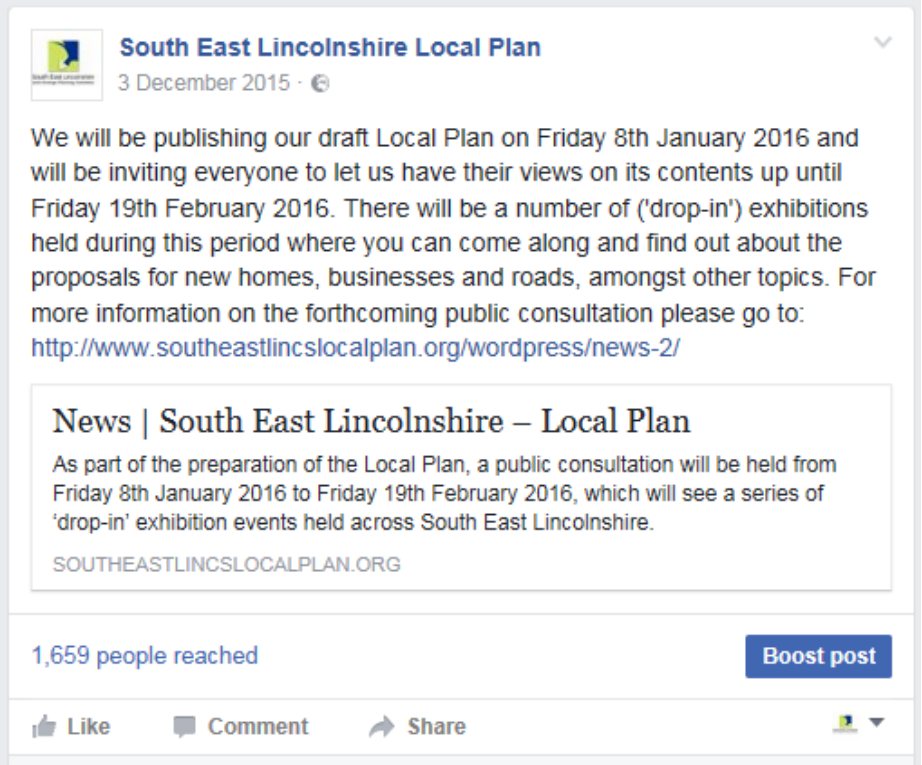
South East Lincolnshire
Joint Strategic Planning Committee

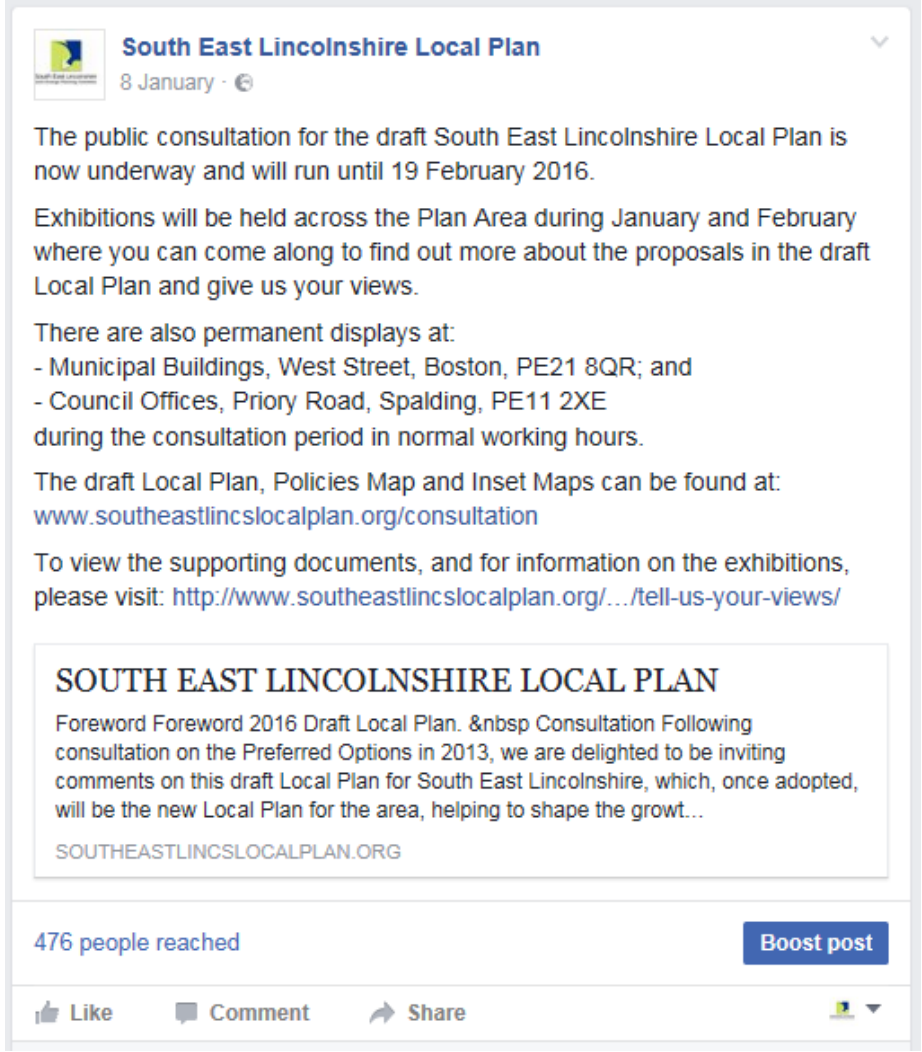
Examples of tweets posted on the South East Lincolnshire Local Plan Twitter account





Examples of posts made on the South East Lincolnshire Local Plan Facebook page





South East Lincolnshire Local Plan
5 February ·

We are at Crowland British Legion Hall today, 3:30pm-7:30pm. Come along and have your say on the draft Local Plan.

190 people reached **Boost post**

Like Comment Share

South East Lincolnshire Local Plan
17 February ·

Remember that there are only 2 days left for you to get your comments to us on the draft South East Lincolnshire Local Plan.

There are several ways that you can tell us what you think:
- You can use our online consultation portal to view the consultation documents and complete a comments form online at: www.southeastlincslocalplan.org/consultation
- You can fill in a response form available from either council's offices (addresses shown below) or any of the area's libraries
- You can e-mail us at: southeastlincslocalplan@sholland.gov.uk

There will be permanent displays until Friday at:
Municipal Buildings, West Street, Boston, PE21 8QR; and
Council Offices, Priory Road, Spalding, PE11 2XE

All responses must be received by 5pm on Friday 19th February 2016.



SOUTH EAST LINCOLNSHIRE LOCAL PLAN

Main Service Centres 4: Donington 2016 Draft Local Plan.   Consultation <iframe src="http://southeastlincslocalplan.org/plan/wp-content/uploads/4-Donington.pdf" width="600" height="900"></iframe>

SOUTHEASTLINCSLOCALPLAN.ORG

South East Lincolnshire Local Plan
19 February ·

TODAY is the final day for getting your comments to us on the draft South East Lincolnshire Local Plan. Please make sure to submit your comments by 5pm.

There are several ways that you can tell us what you think:
- You can use our online consultation portal to view the consultation documents and complete a comments form online at: www.southeastlincslocalplan.org/consultation
- You can fill in a response form available from either council's offices (addresses shown below) or any of the area's libraries
- You can e-mail us at: southeastlincslocalplan@sholland.gov.uk



SOUTH EAST LINCOLNSHIRE LOCAL PLAN

1. Introduction 2016 Draft Local Plan.   1 Comment Our comments regard the site as a whole and in general. The road network in and around Boston is completely inadequate for todays traffic volumes with only two river crossings in the town. Any…

SOUTHEASTLINCSLOCALPLAN.ORG

48 people reached

Boost post

Like Comment Share

Appendix 6: List of organisations and bodies invited to make representations under regulation 18 on the Preferred Sites for Development (July 2016)

Specific Consultation Bodies	
▪ Anglian Water Services Ltd	▪ O2 UK Ltd
▪ British Telecom Plc	▪ Orange Personal Communications Services
▪ EE	▪ South Lincolnshire CCG
▪ Highways England, Boston and South Holland Highways	▪ The Coal Authority
▪ Historic England	▪ The Environment Agency
▪ Lincolnshire East CCG	▪ The Homes and Communities Agency
▪ Lincolnshire Police	▪ Three
▪ Marine Management Organisation	▪ United Lincolnshire Hospitals NHS Trust
▪ National Grid	▪ Vodafone Ltd
▪ Natural England	▪ Western Power Distribution
NHS England Midland and East (Central Midlands)	
Specific Consultation Bodies – Local planning authorities in or adjoining the area	
▪ Boston Borough Council	▪ Lincolnshire County Council
▪ Cambridgeshire County Council	▪ Norfolk County Council
▪ Central Lincolnshire Joint Policy Unit	▪ Peterborough City Council
▪ East Lindsey District Council	▪ South Holland District Council
▪ Fenland District Council	▪ South Kesteven District Council
▪ Kings Lynn and West Norfolk Borough Council	
Specific Consultation Bodies – Town and Parish Councils in South East Lincolnshire	
▪ Algarkirk Parish Council	▪ Tydd St Mary Parish Council
▪ Amber Hill Parish Council	▪ Weston Parish Council
▪ Benington Parish Council	▪ Whaplode Parish Council
▪ Bicker Parish Council	▪ Holbeach Parish Council
▪ Butterwick Parish Council	▪ Holland Fen with Brothertoft Parish Council
▪ Cowbit Parish Council	▪ Kirton Parish Council
▪ Crowland Parish Council	▪ Leverton Parish Council
▪ Deeping St Nicholas Parish Council	▪ Little Sutton Parish Council
▪ Donington Parish Council	▪ Long Sutton Parish Council
▪ Fishtoft Parish Council	▪ Lutton Parish Council
▪ Fleet Parish Council	▪ Pinchbeck Parish Council
▪ Fosdyke Parish Council	▪ Old Leake Parish Council
▪ Frampton Parish Council	▪ Quadring Parish Council
▪ Freiston Parish Council	▪ Surfleet Parish Council
▪ Gedney Hill Parish Council	▪ Sutterton Parish Council
▪ Gedney Parish Council	▪ Sutton Bridge Parish Council
▪ Gosberton Parish Council	▪ Sutton St Edmund Parish Council

▪ Sutton St James Parish Council	▪ Wigtoft Parish Council
▪ Swineshead Parish Council	▪ Wrangle Parish Council
▪ The Moultons Parish Council	▪ Wyberton Parish Council
Specific Consultation Bodies – Town and Parish Councils in neighbouring authorities	
▪ Baston Parish Council	▪ Market Deeping Parish Council
▪ Billingborough Parish Council	▪ Morton & Hanthorpe Parish Council
▪ Bourne Town Council	▪ Newborough and Borough Parish Council
▪ Coningsby Parish Council	▪ Newton Parish Council
▪ Deeping St James Parish Council	▪ New Leake Parish Council
▪ Dogdyke Parish Council	▪ North Kyme Parish Council
▪ Dowsby Parish Council	▪ Parson Drove Parish Council
▪ Dunsby Parish Council	▪ Pointon & Sempringham Parish Council
▪ EastVille Parish Council	▪ Rippingale Parish Council
▪ Friskney Parish Council	▪ South Kyme Parish Council
▪ Frithville Parish Council	▪ Sibsey Parish Council
▪ Gorefield Parish Council	▪ Swaton Parish Council
▪ Great Hale Parish Council	▪ Terrington St Clement Parish Council
▪ Haconby & Stainfield Parish Council	▪ Thorney Parish Council
▪ Heckington Parish Council	▪ Thurlby Parish Council
▪ Helpringham Parish Council	▪ Tydd St Giles Parish Council
▪ Horbling Parish Council	▪ Walpole Cross Keys Parish Council
▪ Langriville Parish Council	▪ Walpole Parish Council
▪ Langtoft Parish Council	▪ Wildmore Parish Council
▪ Little Hale Parish Council	
Specific Consultation Bodies – Other "relevant authorities"	
▪ Cambridgeshire Police	▪ Norfolk Police

General Consultation Bodies	
▪ 31/44 Architects	Consultancy
▪ A and J Daubney	▪ Anglian Design Associates
▪ A P Sales	▪ Antony Aspbury Associates
▪ A W Healey and Son	▪ Applegate (UK) Limited
▪ A&R Williamson	▪ Architectural and Surveying Services Ltd
▪ Aberdale Nursery	▪ Arcus Consultancy Services Ltd
▪ Accent Nene	▪ Ark Property Centre
▪ ACERT	▪ Arthur Wise Trust
▪ Adams Pork Products Ltd	▪ Arts Council England, East Midlands
▪ Adlington	▪ Ashley King Developments
▪ Advance Housing	▪ Atkin & Farrow Ltd.
▪ Age UK Boston and South Holland	▪ AW Phoenix & Sons
▪ Ambrose Lighton Ltd	▪ Bank House Farm
▪ Amec Foster Wheeler	▪ Banks, Long & Co
▪ Ancient Monuments Society	▪ Bannister Farms Ltd
▪ Andrew Duffield Development Consultancy Services Development	▪ Barker Storey Matthews

▪ Barry Johnson Architects	▪ Cecil Francis Limited
▪ Barton Willmore LLP	▪ Central Trains Ltd
▪ Bell Brothers Nurseries Ltd.	▪ Centre Point
▪ Berry Bros	▪ Chestnut Homes
▪ Bidwells	▪ Childers Caravans
▪ BilfingerGVA	▪ Childrens Links
▪ Black Sluice Internal Drainage Board	▪ Chrysalis Homes Ltd
▪ Blackfriars Arts Centre	▪ Church Commissioners
▪ Bloombridge Development Partners	▪ Civil Aviation Authority
▪ BNP Paribas Real Estate UK	▪ Clive Wicks Associates
▪ Booths Transport	▪ Clowes Developments (UK) Limited
▪ Boston & District Sports Forum	▪ Colan Campbell & Rosi Coutts
▪ Boston Area Partnership	▪ Colliers CRE
▪ Boston Baptist Trust	▪ Community Lincolnshire
▪ Boston Belles Transgendered Support Group	▪ Connolly Land & Developments Ltd.
▪ Boston Chamber of Commerce	▪ Cooper Architectural Design
▪ Boston Civic Group	▪ Core Architects
▪ Boston Community Transport	▪ Council for British Archaeology
▪ Boston Disability Forum	▪ Country Landowners Association
▪ Boston Mayflower Ltd	▪ CPRE Lincolnshire Branch
▪ Boston Preservation Trust	▪ Create Planning Consultancy
▪ Boston Woods Trust	▪ CRM Longstaff
▪ Boston Youth Council	▪ Crossroads Nurseries
▪ Boston, Spalding and District Trades Union Council	▪ Cruso & Wilkin
▪ Bovis Homes Ltd Central Region	▪ Cushman and Wakefield
▪ Bowser Solicitors	▪ Cyden Homes Limited
▪ Bradshaws Planning Consultancy	▪ D & S Factors
▪ Brian Barber Associates	▪ D Brown Builders
▪ British Waterways	▪ D R Waters & Son
▪ Broadgate Homes Ltd	▪ Dalehead Foods
▪ Broadway Malyan Planning	▪ David Lock Associates
▪ Brown & Co	▪ Dawson Brothers
▪ Bruce Mather and Co	▪ Deaf Lincs
▪ Budworth Brown	▪ Defence Infrastructure Organisation
▪ Butterfly Trust Lincolnshire	▪ Deloitte LLP
▪ C. R. Dion	▪ Design Council CABE
▪ GR Planning Consultancy Ltd	▪ Dialogue communicating planning
▪ Calthrops Solicitors	▪ Disability Rights Commission
▪ Campaign for Real Ale	▪ DLP (Planning) LTD
▪ Cannon Kirk Homes	▪ DPDS Consulting Group
▪ Capita Symonds	▪ Drayton Motors
▪ Carter Jonas LLP	▪ DTZ
▪ Castle Building Ltd.	▪ Duncan Print Group
▪ CCMC	▪ East Midlands Councils

▪ EJW Planning Limited	▪ Hallgate Nursery
▪ Eleys Newton Fallowell	▪ Hallgate Timber
▪ Europa Tyres	▪ Hargrave International Ltd
▪ Fairhurst	▪ Harris Lamb
▪ FC Congreve & Sons	▪ HBS
▪ Federation of Small Businesses Wash Branch Chairman	▪ Health and Safety Executive
▪ Feldbinder (UK) Ltd	▪ Heaton Planning Ltd.
▪ FFT Planning	▪ Henry H Bletsoe and Son
▪ First Plan	▪ Heritage Trust of Lincolnshire
▪ Fisher German LLP	▪ Hix & Son
▪ Fishes Galore	▪ Holbeach and District Civic Society
▪ Fletcher Salads	▪ Home Builders Federation
▪ FLP	▪ Homeless Hostel
▪ Fogarty's (Filled Products) Ltd	▪ Housing and Care 21
▪ Forestry Commission East and East Midlands	▪ Housing Corporation
▪ Fox Land & Property Ltd.	▪ Hulme Upright Manning
▪ Foxley Tagg Planning Ltd	▪ Hume Planning Consultancy Ltd
▪ Frampton Townlands and United charities	▪ IBA Planning
▪ Freeths LLP	▪ Iceni Projects
▪ Friends of the Earth	▪ ID Planning
▪ Fusion Aluminium Welding Ltd	▪ IDPSearch Ltd
▪ G E Knight & Sons	▪ Indigo Planning
▪ G R Merchant Ltd.	▪ Ingleton Wood
▪ GA & H Stanley	▪ Intergreen
▪ GB Security Group	▪ Irelands Farm Machinery
▪ Geoffrey Collings	▪ J E Ashton & Son
▪ Geoffrey Searle	▪ J G Litherland (Rhubarb)
▪ George Barnsdale & Sons Ltd	▪ J H Walter LLP
▪ Georgian Group	▪ JAS Martin & Co
▪ GL Hearn Property Consultants	▪ JCR & R Booth
▪ Gladman	▪ JDM Food Group
▪ Globe Consultants Ltd	▪ Jelsons Limited
▪ Godfrey Construction Ltd	▪ Jenny McIntee Architectural Design
▪ Grace Machin Planning and Property	▪ JHG Planning Consultancy Ltd
▪ Grant Farm Services	▪ John Grant (Donington)
▪ Greater Lincolnshire Nature Partnership	▪ John Martin and Associates
▪ Greaves Project Management Ltd	▪ John Wright Engineering
▪ Gregory Gray Associates	▪ Johnson Brook Ltd
▪ Groundwork Lincs	▪ JW Tyrell & Son
▪ GVA Grimley	▪ K P Developments
▪ H H Adkins (Contractors) Ltd	▪ K W Naylor
▪ H H Bland & Sons	▪ Kara Management Limited

▪ Keston Nurseries	▪ Maples Solicitors LLP
▪ Kier Homes Ltd	▪ Martin Wright
▪ Kier Ventures Ltd.	▪ Martineau
▪ KMB Ltd	▪ Martin's Produce
▪ Knight Frank LLP	▪ Matrix Planning Ltd
▪ L Bray & Sons Ltd.	▪ MaxeyGrounds & Co.
▪ L&H Homes	▪ Metsa Wood UK Ltd
▪ La Vern	▪ Ministry of Defence
▪ Lafarge Aggregates Ltd	▪ Morley Brown & Co
▪ Lambert Smith Hampton	▪ Morris Site Machinery Ltd
▪ Lambert's Transport	▪ Morriss & Mennie
▪ Larkfleet Homes	▪ Mouchel Consulting
▪ Lawn Tennis Association	▪ MRK Plant Hire
▪ LC Packaging	▪ Munton & Russell
▪ Learning and Skills Council	▪ Nacro
▪ Leith Planning Ltd	▪ National Association of Local Councils
▪ Leonard Cheshire Disability	▪ National Federation of Gypsy Liaison Groups
▪ Library Support Services	▪ National Playing Fields Association
▪ Lincoln COOP Society	▪ Natural Federation of Gypsy Liaison Groups
▪ Lincoln Diocesan Trust	▪ Neame Lea Nursery Ltd
▪ Lincolnshire Disability Forum	▪ Neil Dowlman Architecture
▪ Lincolnshire Sports Partnership	▪ Nestwood Homes
▪ Lincolnshire Bat Group	▪ New Linx Housing Trust
▪ Lincolnshire Chamber of Commerce	▪ NFU
▪ Lincolnshire County Councillor	▪ NLP
▪ Lincolnshire CVS	▪ Norprint
▪ Lincolnshire Development	▪ North Level Internal Drainage Board
▪ Lincolnshire Enterprise	▪ Office of Rail Regulator
▪ Lincolnshire Fieldpaths Association	▪ Open Spaces Society
▪ Lincolnshire Property Services	▪ Owl Homes of Lincolnshire
▪ Lincolnshire Rural Housing Association	▪ Patterson Homes Ltd
▪ Lincolnshire Rural Support Network	▪ PC Tinsley Ltd.
▪ Lincolnshire Sports Partnership	▪ Peacock & Smith
▪ Lincolnshire Wildlife Trust	▪ Pearson Packages Ltd
▪ Lincs Design Consultancy	▪ Pedals 2011
▪ Lindum Group Ltd	▪ Pegasus Planning Group
▪ Lingarden Flowers Ltd	▪ Persimmon Homes (East Midlands) Ltd
▪ Little Manor	▪ Peter Humphrey Associates Ltd.
▪ Long Sutton and District Civic Society	▪ PF Booth & Son
▪ Longhurst Housing Association Ltd	▪ Pilgrim College Ltd
▪ M C Heanes & Son	▪ Pilgrim Hospital
▪ M & D Limb	▪ Pioneer Housing and Development Consultants
▪ M Baker & Sons (Produce) Ltd	

▪ Places for People	▪ Sanderson Wetherall
▪ PlanInfo	▪ Save Britains Heritage
▪ Planning Aid Service	▪ Savills
▪ Planning Issues	▪ Scania GB Ltd
▪ Planning Potential	▪ SCARAB
▪ Planware Ltd	▪ Scott Wilson Ltd.
▪ Pocklington Fuels	▪ Seagate Homes
▪ Porrill & Cowell Charity Trust	▪ Sedge Homes
▪ Port of Boston Ltd	▪ Select Timber & MDF Products
▪ Port Sutton Bridge	▪ Sharman Burgess Ltd
▪ PPM Lincs Ltd	▪ Shire Garden Buildings
▪ Princebuild Ltd	▪ Shrimplin Brown
▪ Princes Limited	▪ Signet Planning
▪ PW Butterwick Ltd	▪ Society for the Protection of Ancient Buildings
▪ Pygott & Crone	▪ Society of Lincolnshire History and Archaeology
▪ Q V Foods	▪ South Holland Tenants Group
▪ R Lawson & Co. Ltd.	▪ South Lincolnshire CVS
▪ R Longstaff and Co	▪ South Lincs Environmental Group
▪ R M Capps Ltd.	▪ South Lincs Plant Hire
▪ R M Pacey	▪ Spalding & District Civic Society
▪ R S Hill & Sons	▪ Spalding and Peterborough Transport Forum
▪ Ralph Pocklington Ltd.	▪ Spalding Bakery
▪ Ramblers Association (Lincolnshire South)	▪ Spalding Chamber of Commerce
▪ Rapleys	▪ Sport England
▪ Remway Design Ltd	▪ Springfields
▪ Renewable Energy Systems Limited	▪ SRA Architecture Ltd
▪ Renewable UK	▪ SSA Planning Ltd
▪ RH & RW Clutton LLP	▪ St James Church
▪ Richard Hardy (Fishtoft)	▪ St Matthew Housing Association
▪ Road Haulage Association	▪ Status Design
▪ Robert Bell & Co	▪ Stephen Knipe & Co
▪ Rochester Properties Limited	▪ Stewart Ross Associates
▪ Rolec Services Ltd	▪ Stratus Environmental
▪ Royal Mail Group Plc	▪ Studio 11 Architecture Ltd
▪ Roythornes LLP	▪ Supplies & Services (Nottm) Ltd.
▪ RPS CGMS	▪ Sustrans
▪ RSPB	▪ Swineshead Developments
▪ Ruthkay Limited	▪ T Ashton & Sons
▪ RWE Innogy UK Ltd	▪ Terry Sykes (Design & Build)
▪ S Budge & Co.	▪ Tetlow King Planning
▪ S G Properties	▪ TGWU
▪ Samuel Harding & Sons Ltd	▪ TH Clements & Son Ltd.

▪ The Bell Cornwell Partnership	▪ Waller Planning
▪ The Burdens Group	▪ Walton & Co
▪ The Crown Estate	▪ Wash and Sutton Bridge Protection Group
▪ The Development Planning Partnership	▪ Water Management Alliance
▪ The Haven Dock Co. Ltd	▪ Waterloo Housing
▪ The Housing Corporation	▪ Welland & Deepings Internal Drainage Board
▪ The Inland Waterways Association	▪ Welland Seniors' Forum
▪ The Planning Bureau Ltd	▪ Wenman Building Design
▪ The Planning Inspectorate	▪ West End Traders Association
▪ The Ringrose Law Group	▪ Wheatley Homes Ltd.
▪ The Robert Doughty Consultancy	▪ William H Brown
▪ The Scotts Miracle-Gro Co.(UK) Ltd	▪ Wilson Bowden Developments Ltd.
▪ The Staples Group of SIPP Trusts	▪ Wind Prospect Group Ltd
▪ The Theatres Trust	▪ Witham Fourth Internal Drainage Board
▪ Transflor Ltd	▪ Witham Valley
▪ Transport 2000	▪ WNNEMS
▪ Tulip Ltd	▪ Women's Centre Boston
▪ Turley Associates	▪ Woodland Trust
▪ Turners Soham Ltd	▪ Woods Hardwick Planning Ltd.
▪ Utility Consultancy and Engineering Ltd	▪ Wyberton PCC
▪ Vale Planning Consultants	▪ Wyberton Playing Fields Association
▪ Victorian Society	▪ WYG
▪ Vine House Farm Ltd	▪ YMCA
▪ Visual Development (Lincs) Ltd	

N.B. The tables above do not include the names of the 67 elected members of Boston Borough Council and South Holland District Council, 2 Members of Parliament for the Boston & Skegness and South Holland & The Deepings constituencies and over 670 individuals (that appear to be members of the public as opposed to representing any specific organisation) who were invited by the Joint Committee to make representations on the Preferred Sites for Development consultation.

Appendix 7: Details of how bodies and persons were invited to make representations on the Preferred Sites for Development (July 2016)

An example of the letter/email sent as part of the Preferred Sites consultation

South East Lincolnshire
Joint Strategic Planning Committee

South East Lincolnshire Local Plan

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Your Ref:
Our Ref: PJU / Local Plan

Tel: 01205 314327
Fax: 01205 314313
E-mail: southeastlincslocalplan@sholland.gov.uk

01 July 2016

Dear Sir/Madam

SOUTH EAST LINCOLNSHIRE LOCAL PLAN CONSULTATION 2016

I am writing to you because you are on our database to be contacted about our Local Plan. If you do not wish to be contacted please let us know so we can remove you otherwise you will be contacted again as its preparation continues.

Boston Borough Council and South Holland District Council are working together to produce a local plan for their combined area. This will be used to guide development; such as house building, employment, shopping and supporting infrastructure.

As part of that process we will be undertaking a four week public consultation on Preferred Sites from **15th July 2016 to 12th August 2016**. The documents will be available on http://southeastlincslocalplan.org/ , in the libraries, mobile libraries and the council offices in Boston and Spalding. An interactive version, like the one available for the January/February 2016 consultation, will be also available at http://southeastlincslocalplan.org/consultation from the 15th July. Currently the address links to the January/February consultation.

The consultation venues, dates and times are:

Monday 18th July – Donington Ruby Hunt Centre and Old Leake Community Centre
Wednesday 20th July – Long Sutton Market House and Kirton Town Hall
Thursday 21st July – Holbeach Community Centre
Friday 22nd July – Swineshead Village Hall
Monday 25th July – Cowbit Village Hall and Butterwick Village Hall
Tuesday 26th July – Spalding South Holland Centre and Sutterton Village Hall
Thursday 28th July – Crowland British Legion Hall
Friday 29th July – Wyberton Parish Hall
Tuesday 2nd August – Gedney Hill and District Memorial Hall

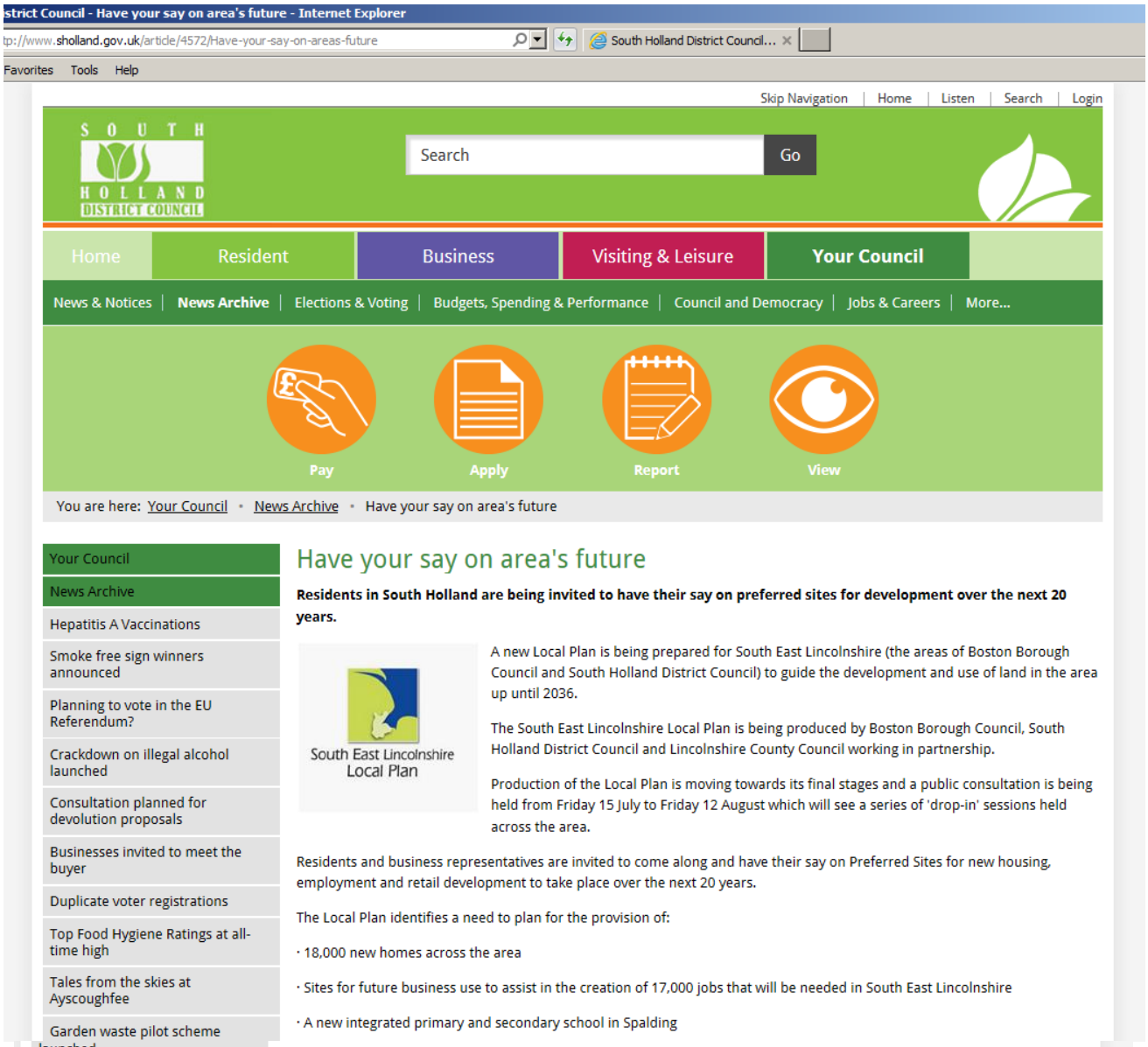
Wednesday 3rd August – Pinchbeck Library
Friday 5th August – Sutton Bridge Curlew Centre
Monday 8th August – Surfleet Village Hall

Yours sincerely



Peter Udy
Forward Planning Officer

Press release on South Holland District Council website (15th July 2016)



strict Council - Have your say on area's future - Internet Explorer

tp://www.sholland.gov.uk/article/4572/Have-your-say-on-areas-future

South Holland District Council...

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Your Council
News Archive
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Smoke free sign winners announced
Planning to vote in the EU Referendum?
Crackdown on illegal alcohol launched
Consultation planned for devolution proposals
Businesses invited to meet the buyer
Duplicate voter registrations
Top Food Hygiene Ratings at all-time high
Tales from the skies at Ayscoughfee
Garden waste pilot scheme launched
Mayoral Combined Authority Consultation
Beware of unregistered tattooists
Garden waste applications now open
Have your say on area's future
Police and Crime Commissioner Election Result
Pathway cleared by Pride team
Greater Lincolnshire devolution deal agreed
Youngsters enjoy extreme sports day
Benefits cheat jailed for three years
South Holland EU Referendum result
Queen's 90 birthday celebrations
Police and Crime Panel to consider

Have your say on area's future

Residents in South Holland are being invited to have their say on preferred sites for development over the next 20 years.

South East Lincolnshire Local Plan

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land in the area up until 2036.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

Production of the Local Plan is moving towards its final stages and a public consultation is being held from Friday 15 July to Friday 12 August which will see a series of 'drop-in' sessions held across the area.

Residents and business representatives are invited to come along and have their say on Preferred Sites for new housing, employment and retail development to take place over the next 20 years.

The Local Plan identifies a need to plan for the provision of:

· 18,000 new homes across the area

· Sites for future business use to assist in the creation of 17,000 jobs that will be needed in South East Lincolnshire

· A new integrated primary and secondary school in Spalding

This is the last chance you will have to comment on the prospective location of such development - if you commented on a specific site during the consultation on the draft Local Plan earlier this year there is no need to do so again as your views have since been considered in reaching the Preferred Sites stage.

Responses to this consultation will be taken into account in finalising the proposed submission Local Plan which will be published in late 2016.

Cllr Peter Bedford, Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "This chance to comment on the Preferred Sites proposed in the Local Plan is perhaps the most important as it is the last opportunity before it is re-drafted in preparation for its final version for examination by a planning inspector.

"Take the opportunity to get involved in whatever way you can."

The Policies Map Insets - which indicate our Preferred Sites for development - will be available to inspect from 15 July at:

· www.southeastlincslocalplan.org/consultation;

· at each council's offices; and

· at any libraries in the area

A list of the drop-in sessions is below. If you would like to have your say on the Preferred Sites but can't attend any of the events, you can comment:

· Online via our consultation portal at: www.southeastlincslocalplan.org/consultation;

· By completing a comments form available to pick up from either council's offices or any of the area's libraries;

Deputy Police and Crime Commissioner appointment
Flag raised for Merchant Navy Day
Take part in 1940's event
Have your say on our Local Plan
Keep boredom at bay this summer
Make sure you're registered to vote
Historic exhibition extended
Warning over green rogue traders
New Council Chairman appointed
Lancaster pilot coming to Ayscoughfee
South East Lincolnshire Local Plan - have your say
Have a sizzling and safe barbecue this Bank Holiday weekend
Local Plan consultation under way
Nostalgic event a success
Affordable homes near completion
New look website launches
Councillors fund pirate ship
Castle Sports Complex to re-open
Holbeach Boston Road Car Park and Market
Range of sports on offer
Pride Officer is reducing litter
Clean up campaign gathers support
Come along and Clean for the Queen
Space weekend at Ayscoughfee
Step back in time to the 1940's
Flying the flag for Armed Forces

· In writing to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or

· By email: southeastlincslocalplan@sholland.gov.uk.

The deadline for responses is 5pm on 12 August 2016.

All drop-in events will be taking place between 3.30pm - 7.30pm with the exception of the South Holland Centre event which takes place from 11am - 3pm. Anyone is welcome to attend any of the venues shown below to talk about any town, village or site.

Donington Ruby Hunt Centre, Church Street

Monday 18 July

Long Sutton Market House, Market Street

Wednesday 20 July

Holbeach Community Centre, Fishpond Lane

Thursday 21 July

Cowbit Village Hall, Barrier Bank

Monday 25 July

Spalding South Holland Centre, Market Place (between 11am - 3pm)

Tuesday 26 July

Crowland British Legion Hall, Broadway

Thursday 28 July

Gedney Hill Memorial Hall, Hill Gate

Tuesday 2 August

Pinchbeck Library, Knight Street

Wednesday 3 August

Sutton Bridge Curlew Centre, Bridge Road

Friday 5 August

Surfleet Village Hall, Station Road

Monday 8 August

There will also be permanent exhibitions at Council Offices, Priory Road, Spalding, PE11 2XE throughout the consultation period during normal office hours.

Poster advertising the Preferred Sites consultation (July – August 2016)

South East Lincolnshire Local Plan



We would like to know your views on our preferred sites for housing, employment and other development in South East Lincolnshire. Comments can be made during the public consultation period between Friday 15 July – Friday 12 August 2016.

'Drop-in' sessions taking place near you:

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

All events will be taking place between 3.30pm - 7.30pm with the exception of the Spalding South Holland Centre event which will take place between 11am - 3pm.
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throughout the consultation period, during normal office hours.
Visit the website at: www.southeastlincslocalplan.org for more information.

facebook.com/southeastlincolnshire @SELincsLP

SOUTH HOLLAND DISTRICT COUNCIL

BOSTON BOROUGH COUNCIL

Lincolnshire COUNTY COUNCIL Working for a better future

South East Lincolnshire Joint Strategic Planning Committee

Preferred Sites leaflet

Public consultation events near you...

You can find out more about the Preferred Sites for development, and give your views, by coming along to one of our drop-in sessions. Everyone is welcome to attend any of the venues shown below to talk about any town, village or site.

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  Old Leake Community Centre, Furlongs Lane
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You can comment...

- Online via our consultation portal at: **www.southeastlincslocalplan.org/consultation**
- **By completing a comments form** available to download from our website or to pick up from either council's offices (addresses shown below), any of the area's libraries or from one our consultation events
- **In writing:**
  South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR
- **By email:**
  southeastlincslocalplan@sholland.gov.uk

There will be permanent displays at:

Municipal Buildings, West Street, Boston, PE21 8QR | **Council Offices, Priory Road, Spalding PE11 2XE**

throughout the consultation period during normal office hours.

All responses must be received by 5pm on Friday 12 August 2016

What next?

All comments received during the public consultation period Friday 15 July - Friday 12 August will be considered, and changes will be made if necessary, in finalising the proposed Publication Local Plan.

A final round of consultation will be held later in 2016 and is a 'formal' legal requirement. It will be different to earlier consultation stages in that any comments made must relate to whether the Publication Local Plan has been prepared in the right way and whether it is 'sound'.

Have your say on our Preferred Sites for new housing, employment and other development in South East Lincolnshire

(The areas of Boston Borough Council and South Holland District Council)

South East Lincolnshire Local Plan Public Consultation on Preferred Sites for Development

Friday 15 July - Friday 12 August 2016



Translation available

Доступный перевод
Tłumaczenie dostępne
a tradução disponível
Pieejams tulkojums
Vertimas rasti

This leaflet is available in other formats on request

If you would like more information please call:

Planning Policy at South Holland: 01775 764476

Forward Planning at Boston Borough: 01205 314337

Boston Borough Council · South Holland District Council · Lincolnshire County Council – Working for a better future · South East Lincolnshire Joint Strategic Planning Committee

We would like to know your views on our Preferred Sites for housing, employment and other development in South East Lincolnshire.

Background

The draft Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) was published for consultation in January 2016. It identified site options for housing and employment development for delivery up to 2036.

What's happening?

During the public consultation in early 2016 we received over 1,600 comments. This included additional sites that were put forward.

Having considered these responses we are now proposing changes to the draft Local Plan and this fourth round of consultation focusses on our **Preferred Sites** for new housing, employment and other development.

We are now seeking your views on these sites and, as production of the Local Plan is moving towards its final stages, it is the last opportunity you will have to comment on the prospective location of such development before we finalise the proposed Publication Local Plan.

If you commented on a specific site during the public consultation back in January/February there is no need to do so again as your views have been considered in reaching this Preferred Sites stage.

Housing

The Local Plan identifies a need to plan for 7,500 new homes in Boston Borough and 10,750 new homes in South Holland District from 2011-2036. Affordable housing makes up a significant proportion of the overall housing need to be met.

It is proposed that these new homes will be focused in the most sustainable settlements in the Plan Area because of their ability, or potential, to provide better access to infrastructure and services. Where new and/or improved infrastructure is required due to additional demand, this may be secured through 'developer contributions'.

Sustainable urban extensions (SUE) for housing are proposed in:

- Boston (one located to the south-west of the town that adjoins the urban area south of Chain Bridge Road and one situated to the west of the town, south of North Forty Foot Bank)
- Spalding (north of the Vernatt's Drain)
- Holbeach (land between the A17 and A151)

These SUEs would be developed alongside supporting community infrastructure, open space and a Sustainable Drainage System. In Boston, the extension to the south-west of the town is proposed for both housing and employment uses. The Spalding SUE would also include the 'North Phase' of the Spalding Western Relief Road.

Employment

To help the economy grow and diversify and accommodate 17,000 new jobs we know that we need to plan for a minimum of 82 hectares of employment land for existing businesses to grow or new businesses to come to the area.

Retail

An immediate need for additional comparison (e.g. clothing and household goods) retail floorspace in Spalding has been identified. However, having considered the sites put forward for retail use, none of them were deemed to be suitable. We would therefore welcome landowners to submit sites for consideration for retail use either in the town centre, at its edge or in a location that has good access to the centre of Spalding.

In addition, the Local Plan protects the existing town centres for shopping, offices, leisure and cultural facilities. The Plan supports their growth and development and introduces an extension to Spalding Town Centre.

Infrastructure

The provision of major transport infrastructure is critical to delivering the successful and sustainable growth of the area. To help achieve this, the Local Plan proposes safeguarding corridors for both the Boston Distributor Road and Spalding Western Relief Road routes as well as new junctions at the A17/A151 in Holbeach.

It also identifies a need to plan for new primary and secondary school provision in Spalding, Boston and other settlements in order to accommodate the anticipated additional demand for school places in the area.







Advert in July edition of Simply Boston and Simply Spalding[2]

Have your say on our Preferred Sites for new housing, employment and retail development in South East Lincolnshire

As part of a new Local Plan for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council), we would like to know your views on our Preferred Sites for development over the next 20 years

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership and will guide the development and use of land in the area up until 2036.

Production of the Local Plan is moving towards its final stages and **a public consultation is being held from Friday 15 July to Friday 12 August 2016** which will see a series of 'drop-in' sessions held across the area.

Residents and business representatives are invited to come along and have their say on our Preferred Sites for new housing, employment and retail development to take place over the next 20 years.

All are welcome to attend any of the venues shown below to talk about any town, village or site.

The Local Plan identifies a need to plan for the provision of:

- 18,000 dwellings across the area
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- A new integrated primary and secondary school in Spalding

This is the **last chance** you will have to comment on the prospective location of such development.

The Policies Map Insets - which indicate our Preferred Sites for development - will be available to inspect from 15 July on our website: www.southeastlincslocalplan.org, at each council's offices or at any of the area's libraries.

Cllr Peter Bedford, current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "This chance to comment on the Preferred Sites proposed in the Local Plan is perhaps the most important as it is the last opportunity before it is re-drafted in preparation for its final version for examination by a planning inspector. Take the opportunity to get involved in whatever way you can."

Come along and *have your say*

You can find out more about the Preferred Sites for development, and give your views, at the following drop-in sessions:

Monday 18 July	Old Leake Community Centre, Furlongs Lane
	Donington Ruby Hunt Centre, Church Street
Wednesday 20 July	Kirton Town Hall, Station Road
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Let us know what you think...

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- Online via our consultation portal at: southeastlincslocalplan.org/consultation
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  Municipal Buildings, West Street,
  Boston, Lincolnshire, PE21 8QR
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We need to hear from you by 5pm on Friday 12 August 2016 to ensure your views count.

Responses to this consultation will be taken into consideration in finalising the proposed submission Local Plan which will be published in late 2016.

SOUTH HOLLAND DISTRICT COUNCIL

BOSTON BOROUGH COUNCIL

Lincolnshire COUNTY COUNCIL *Working for a better future*

South East Lincolnshire Local Plan

www.simplyspalding.co.uk | SIMPLY SPALDING | 19

[2] The August issues included a very similar advert minus some of the already completed 'drop-in' sessions.

Boston Borough Council's Leaders' column in July edition of Simply Boston Magazine



MEDICAL

Greyfriars Surgery	01205 311133
Kirton Medical Centre	01205 722437
Liquorpond Surgery	01205 362763
Parkside Surgery	01205 365881
The Medical Centre	01205 870666
The Rural Medical Practice	01780 550251
Pilgrim Hospital	01205 364801
Ramsay Health Care	
Boston West Hospital	01205 591860
Westside Surgery	01205 362556
Stuart House Surgery	01205 362173

ENTERTAINMENT

Blackfriars Theatre	012053 63108
Blackfriars Art Centre	01205 363075
Savoy Cinema West End	01205 363634
Geoff Moulder	
Leisure Complex	01205 363483

DENTISTS

Boston Clinic	01205 365758
Boston Dental Care	01205 364993
Boston Dental Centre	0844 576 9399
Dental Practice	01205 365870
Holland House Dental Surgery	01205 362310

VETS

Marshlands Veterinary Centre	01205 760587
Alistair J Mitchell	01205 366872
Elwood & Briggs	
Veterinary Surgery	01205 722696
Pilgrim	01205 366872

TRAVEL

National Rail Enquiries	08457 484950
Traveline	0871 200 22 33

UTILITIES

Electricity Emergency	0800 404090
Gas Energy	0800 111999

GENERAL

Boston Police Station	01205 366222
Boston Borough Council	01205 314200
Post Office	08457 22 33 44
Citizens Advice Bureau	03444 111 444
Childline	0800 1111
Boston Library	01522 782010
Registration of Births	01522 782244
Matt Warman MP	01205 809110



Each issue **Peter Bedford**, leader of Boston Borough Council, discusses the important topics in and around Boston

Peter's Notes

Motorcycling as a leisure pursuit has hardly ever been more popular, so I am pleased to congratulate SportsBikeShop on the opening of their new headquarters at Kirton.

This local business has grown to become a major player nationally in the world of motorcycling clothing and accessories. In fact it has online customers from all over the world.

If you travel the A16 out of Boston towards Sutterton roundabout you will have seen their huge new premises taking shape over the past few months at the Kirton Distribution Park. This locally-grown business, which began life five years ago in a spare bedroom, advertises in major national motorcycling publications and is the UK's fastest growing retailer of motorcycle clothing and accessories.

Their new warehouse stocks more than 15,000 items and their website gets more visitors than any other online motorcycle store in the UK. It is reassuring that, as it has grown and become successful and dominant in its market, it has made the decision to expand and develop here in Boston borough.

On a large plot next to SportsBikeShop another major development is underway. Duckworth Land Rover is having new dealership premises built. It is great to see confidence in a premier product and, hopefully, both these businesses will continue to grow and prosper and create new jobs.

Kirton Distribution Park has great things going for it and there are still plots available.

For more information go to www.lincolnshire.gov.uk/premises or call 01522 550608.

We also have the number one college in Lincolnshire on our doorstep. Boston College is once again the highest performing further education college in Lincolnshire according to student achievement data published by the Government last month. The hard work and dedication of staff and students resulted in the college coming out top of the league tables for all age groups and qualification types. As well as being number one for A levels and vocational diplomas, the College also had the best apprenticeship achievement rates.

I want to add my thanks to those of many others for the work done by Andrew Baker and Ian Stones to clean the stonework in Memorial Gardens.

Andrew approached the council and, as a professional in this line of work, volunteered his services for free. All will agree that he and Ian have made an amazing job of removing years of grime and restoring the stone to gleaming as-new condition.

What is most important is that Andrew made the offer to clean the memorial as his tribute to those from his home town who had made the ultimate sacrifice, at the same time demonstrating exactly the sort of volunteer and community-spirited mentality we are looking for in these financially-straitened times when the council can no longer do all it once did.

Finally, don't miss out on the opportunity to have your say about one of the most important documents to influence future development in the area.

The Local Plan for South East Lincolnshire – which covers the areas of Boston Borough Council and South Holland District Council – will guide the development and use of land up to 2036.

A series of public meetings are to be held in July and August about the preferred sites for new housing, employment and retail development. Some could be near where you live. The plan will guide towards the provision of 18,000 new homes and creation of 17,000 jobs. This will be the last chance you will have to comment on the locations of such developments.



Advert published in the Lincolnshire Free Press (12th July 2016), Boston Standard (13th July 2016) and Spalding Voice (14th July 2016)[3]

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Residents and business representatives are invited to come along and have their say on our Preferred Sites for new housing, employment and other development to take place over the next 20 years.

All are welcome to attend any of the venues shown opposite to talk about any town, village or site in the Plan area.

The Local Plan identifies a need to plan for:

- 18,000 new dwellings across the area
- Sites for future business use to assist in the creation of 17,000 jobs that will be needed in South East Lincolnshire
- New primary and secondary school provision in Boston, Spalding and other settlements

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SOUTH HOLLAND DISTRICT COUNCIL · BOSTON BOROUGH COUNCIL · Lincolnshire COUNTY COUNCIL Working for a better future · South East Lincolnshire

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Boston Bulletin Daily (6th June 2016)

Boston Bulletin

•Continued from page 1

Bake a cake fit for a queen

Elwick, Network Development Officer, Len Medlock Centre, St Georges Street, Boston PE21 8YB.

Budding bakers also still have time to enter a Cake Fit for a Queen competition. Individuals and town centre bakers/ restaurants/cafes are welcome to enter, there will be a £50 prize for the winner and local publicity. To register your interest in entering please email jenny.elwick@lincs-chamber.co.uk

Entries must be made by Wednesday, June 8, and cakes available for display on June 12 at the street party.

Other activities to enjoy include a Teddy Bear Trail around the town for parents and children to spot the Best Dressed Queen Teddy Bear in shop windows. Only Teddy Bears purchased from The Boston Town Team can be entered in the Shop Window Teddy Bear Trail and competition. To buy a Teddy Bear for your shop window email jenny.elwick@lincs-chamber.co.uk or call 07912 579880. The shop with the best dressed Queen Teddy Bear will win £50. All entries must have a business within the Town Centre. Teddy bears must be purchased from Boston Town Team by Wednesday, June 8.

Boston Stump is repeating its Bear Challenge from 2pm on Sunday, which this year has been appropriately named the Royal Bear Challenge. This great community event involves sponsoring your teddy bear to abseil down the Stump.

Jenny said: "Many shops have purchased the bears and are really embracing the occasion, which is so positive."

Regal revelry commences at Pescod Square Shopping Centre on Saturday, June 11, from 10am to 3pm where the free event includes a jubilant jewels craft workshop, allowing little princes and princesses to make crowns and tiaras, with the opportunity to create bear-sized versions for Sunday's Bear Parade.

There will also be a luxurious throne and life-size cut out of The Queen with the chance to take Sovereign Selfies. Throughout the day, the Square will be hosting a street party with live performances from the Radio Lincolnshire tour bus and a cake sale to raise money for local charity. What's more, you can win prizes every 90 minutes during the Grand Giveaways.

During the street party on Sunday the Market Place will be decorated with bunting and flags, and live music will be played covering songs from the 1920s right through to modern day.

People can bring along deck chairs and picnic baskets to stay for the whole event and soak up the atmosphere and join the more than 90 invited VIPs from local charities, along with the Queen lookalike competition winner. Those invited to the street party will enjoy traditional street party food and live entertainment at no cost to them or their charity.

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This is the **last chance** you will have to comment on the prospective location of such development.

The Policies Map Insets - which indicate our Preferred Sites for development - will be available to inspect from 15 July on our website: www.southeastlincslocalplan.org, at each council's offices or at any of the area's libraries.

Cllr Peter Bedford, current Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "This chance to comment on the Preferred Sites proposed in the Local Plan is perhaps the most important as it is the last opportunity before it is re-drafted in preparation for its final version for examination by a planning inspector. Take the opportunity to get involved in whatever way you can."

Come along and *have your say*

You can find out more about the Preferred Sites for development, and give your views, at the following drop-in sessions:

Monday 18 July	Old Leake Community Centre, Furlongs Lane
	Donington 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
	Coubit Village Hall, Barrier Bank
Tuesday 26 July	Sutterton Village Hall, Park Avenue
	Spalding South Holland Centre, Market Place
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

All events will be taking place between 3.30pm – 7.30pm with the exception of the Spalding South Holland Centre event which will take place between 11am – 3pm.

There will also be permanent exhibitions at: Council Offices, Priory Road, Spalding, PE11 2XE; and Municipal Buildings, West Street, Boston, PE21 8QR throughout the consultation period during normal office hours.

Let us know what you think...

You can comment on the Preferred Sites for development:

- Online via our consultation portal at: southeastlincslocalplan.org/consultation
- By completing a comments form available to pick up from either council's offices, any of the area's libraries or one of our consultation events
- In writing: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR
- By email: southeastlincslocalplan@sholland.gov.uk

We need to hear from you by 5pm on Friday 12 August 2016 to ensure your views count.

Responses to this consultation will be taken into consideration in finalising the proposed submission Local Plan which will be published in late 2016.

South Holland District Council · Boston Borough Council · Lincolnshire County Council · South East Lincolnshire Local Plan

METER READING SCAM PHONE CALL WARNING

A resident reports:
An attempted scam call today on my answer phone messages.
Caller stated she was calling on behalf of my energy provider to obtain a meter reading.
I was asked to call 0845 702 3461 with my readings; I should also provide my post code and account number.
Alternatively I could do so on www.myreading.net
I have checked with my energy supplier, they have not requested this.
I have checked this number on Google and it has been identified as a premium number used to host scams and nuisance calls at very high premium rates.
It may be local to Boston, Lincolnshire, or entirely random, but it is convincing. Interestingly I did not hear the phone ring; it may be able to call the message service direct.

South Holland staff newsletter

Local Plan

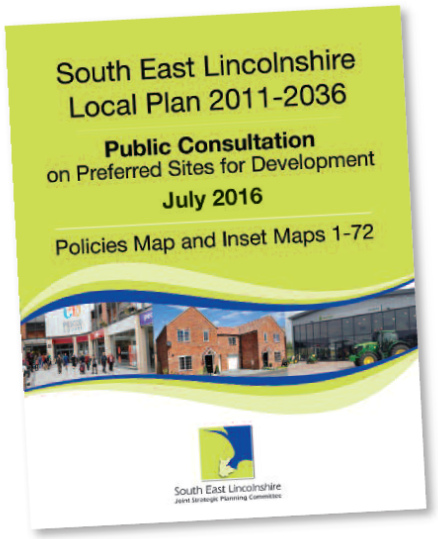
▶Residents in South Holland are being invited to have their say on Preferred Sites for development over the next 20 years.

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land in the area up until 2036.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

Production of the Local Plan is moving towards its final stages and a public consultation is being held from Friday 15 July to Friday 12 August which will see a series of 'drop-in' sessions held across the area.

Residents and business representatives are invited to come along and have their say on Preferred Sites for new housing, employment and retail development to take place over the next 20 years.



Page 8

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

The South East Lincolnshire Plan is being produced by South Holland District Council, Boston Borough Council and Lincolnshire County Council working in partnership and will guide the development and use of land in the area up until 2036.

The draft Local Plan which sets out the vision, strategic priorities and policies for the future development of South East Lincolnshire was published for public consultation in January 2016. The draft also identifies site options for housing and employment to deliver the growth planned for the Plan Area to 2036. Having considered the comments and responses received during the consultation on the draft local plan in January and February 2016, we will soon be undertaking a fourth round of consultation which will focus on our **preferred** sites for new housing, employment and retail development in South East Lincolnshire. This consultation period will be between **Friday 15th July and Friday 12th August 2016** and will provide residents and business representatives an opportunity to give their views on the preferred sites. It will again see a series of 'drop-in' sessions held across the area where anyone interested will have the chance to come along and find out more from the officers involved in the preparation of the Local Plan.

The full list of 'drop-in' sessions is below:

Monday 18th July	–	Donington Ruby Hunt Centre and Old Leake Community Centre
Wednesday 20th July	–	Long Sutton Market House and Kirton Town Hall
Thursday 21st July	–	Holbeach Community Centre
Friday 22nd July	–	Swineshead Village Hall
Monday 25th July	–	Cowbit Village Hall and Butterwick Village Hall
Tuesday 26th July	–	Spalding South Holland Centre and Sutterton Village Hall
Thursday 28th July	–	Crowland British Legion Hall
Friday 29th July	–	Wyberton Parish Hall
Tuesday 2nd August	–	Gedney Hill and District Memorial Hall
Wednesday 3rd August	–	Pinchbeck Library
Friday 5th August	–	Sutton Bridge Curlew Centre
Monday 8th August	–	Surfleet Village Hall

The committee approved documents and maps will also be available to view from Friday 15th July on our website (www.southeastlincslocalplan.org/consultation), in each council's offices and in any of the area's libraries (including mobile libraries). Find us on Facebook (www.facebook.com/southeastlincolnshire) or Twitter (@SELincsLP) to keep up-to-date with our progress.

ROAD SAFETY PARTNERSHIP

Drink & Drug Driving

The Summer drink and drug drive kicked off on 1st June with the Tispol National campaign starting on 6th June. Lincolnshire police have chosen to run the previously successful 'Text Service' for this Summer. With over 350 text messages received on the last campaign it is hoped that more drivers will think about their condition before getting behind the wheel. The text service provides intelligence so officers can target drink and drug drivers. Officers are equipped with drug testing kit in the form of a mouth swab so a roadside decision can be made to arrest on suspicion of driving whilst impaired. The campaign is backed up with radio advertising on Lincs FM and all Community Radio stations and distribution of the poster.



Exhibition display boards (scaled down from A1 size used)

Housing

Over the Plan Period 2011-2036 the Local Plan identifies a need to plan for:

- 7,500 additional homes in Boston Borough; and
- 10,750 additional homes in South Holland

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

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

B. Main Service Centres

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

C. Minor Service Centres

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

NB. The above numbers include existing planning permissions and dwellings built since 2011.

South East Lincolnshire
Joint Strategic Planning Committee

What is the South East Lincolnshire Local Plan?

- The Local Plan covers the areas of Boston Borough Council and South Holland District Council
- It sets out the vision, strategic priorities and policies (including development management) for the future development of South East Lincolnshire
- The draft Local Plan we consulted on in January/February 2016 identified site **options** for housing and employment to deliver the growth planned for the Plan Area to 2036

What's Happening Now?

- We received over 1,600 comments during the public consultation earlier this year. This included additional sites that were put forward
- Having considered these responses, we are now undertaking a fourth round of consultation which focusses on our **Preferred** Sites for new housing, employment and other development
- As production of the Local Plan is moving towards its final stages, this is the last opportunity you will have to comment on the prospective location of such development
- We have published for comment the Policies Map Insets which show our Preferred Sites for development
- We are also seeking comments on our revised settlement hierarchy and housing targets following work on the Preferred Sites

All comments must be received by 5pm on Friday 12th August 2016

What Happens Next?

All comments received during the public consultation period (Friday 15th July - Friday 12th August) will be considered, and changes will be made if necessary, in finalising the proposed Publication Local Plan.

A final round of consultation will be held later in 2016 and is a 'formal' legal requirement. It will be different to earlier consultation stages in that any comments made must relate to whether the proposed Publication Local Plan has been prepared in the right way and whether it is 'sound'.

South East Lincolnshire
Joint Strategic Planning Committee

A Growing and More Diverse Economy

- The Local Plan identifies a need to plan for the provision of sites for future business use to assist in the creation of 17,000 jobs that will be needed in South East Lincolnshire
- To meet this need, we have to plan for a minimum of 82 hectares of employment land for existing businesses to grow or new businesses to come to the area

Retail

- An immediate need for additional comparison (e.g. clothing and household goods) retail floorspace in Spalding has been identified
- However, having considered the sites put forward for retail use, none of them were deemed to be suitable
- We are therefore welcoming landowners to submit sites for consideration for retail use either in the town centre, at its edge or in a location that has good access to the centre of Spalding
- Existing town centres, including Boston and Spalding, are protected for shopping, offices, leisure and cultural facilities
- The Plan introduces an extension to Spalding Town Centre

Infrastructure

- New development can create additional demands for, or upon, infrastructure such as roads, healthcare facilities, schools, open spaces, affordable housing and flood mitigation measures
- Where this is the case, new and/or improved infrastructure may be secured through 'developer contributions'
- To help deliver the successful and sustainable growth of the area, the Local Plan proposes:
  - Corridors to safeguard the routes for both the Boston Distributor Road and Spalding Western Relief Road; and
  - New junctions at the A17/A151 in Holbeach
- It also identifies a need to plan for new primary and secondary school provision in Spalding, Boston and other settlements in order to accommodate the anticipated additional demand for school places in the area

South East Lincolnshire
Joint Strategic Planning Committee

Exhibition Venues

Number	Building	Street	Town	Date
1	Old Leake Community Centre	Furlongs Lane	Old Leake	18 July 2016
2	Donington Ruby Hunt Centre	Church Street	Donington	18 July 2016
3	Kirton Town Hall	Station Road	Kirton	20 July 2016
4	Long Sutton Market House	Market Street	Long Sutton	20 July 2016
5	Holbeach Community Centre	Fishpond Lane	Holbeach	21 July 2016
6	Swineshead Village Hall	North End	Swineshead	22 July 2016
7	Butterwick Village Hall	Church Road	Butterwick	25 July 2016
8	Cowbit Village Hall	Barrier Bank	Cowbit	25 July 2016
9	Sutterton Village Hall	Park Avenue	Sutterton	26 July 2016
10	South Holland Centre*	Market Place	Spalding	26 July 2016
11	British Legion Hall	Broadway	Crowland	28 July 2016
12	Wyberton Parish Hall	London Road	Wyberton	29 July 2016
13	Gedney Hill Memorial Hall	Hill Gate	Gedney Hill	2 August 2016
14	Pinchbeck Library	Knight Street	Pinchbeck	3 August 2016
15	Curlew Centre	Bridge Road	Sutton Bridge	5 August 2016
16	Surfleet Village Hall	Station Road	Surfleet	8 August 2016
17	Municipal Buildings	West Street	Boston	15 Jul - 12 Aug 2016
18	Council Offices	Priory Road	Spalding	15 Jul - 12 Aug 2016

***All drop-in sessions will be taking place between 3.30pm - 7.30pm with the exception of the South Holland Centre event which will run between 11am - 3pm**

There will also be permanent displays in place throughout the consultation period which can be viewed during normal office hours at:

Municipal Buildings, West Street, Boston, PE2 8QR; and
Council Offices, Priory Road, Spalding, PE11 2XE

South East Lincolnshire
Joint Strategic Planning Committee

Spalding's Sustainable Urban Extension

Land to the north of the Vernatt's Drain is proposed to be developed as a Sustainable Urban Extension (SUE) to Spalding and will provide approximately 4,800 homes alongside supporting community infrastructure. This extension will be delivered in several phases, the completion of the majority of which (4,200 homes) will take place after the end of this Local Plan period.

Phase 1

Housing

- Approx 330 homes
- A range of house types, sizes and tenures (likely to include affordable housing) will be expected to be provided to help deliver a balanced community.

Open Space and Green Infrastructure

- Will be integrated into the development, for example through the inclusion of green corridors and play areas
- Green corridors to act as functional spaces - will provide sustainable travel routes and wildlife corridors whilst also protecting gas mains and being buffers to roads and the railway line
- Land south of the SWRR to be a green 'wildlife' space (approx 7.5ha) extending the Vernatt's Drain Local Wildlife Site and possibly including sustainable drainage ponds
- Another 3ha of strategic open space should be provided, ideally in a central location so that all residents have easy access
- Green buffer to the south of Market Way, Pinchbeck.

Design

- Any scheme put forward is expected to have its own design code to ensure high-quality and locally distinctive design
- The northern part of Phase 1 should reflect the village character of Pinchbeck. This might be achieved through a lower density of development for example
- Further south towards Spalding, higher density development that is more in keeping with the existing town may be appropriate
- Prestige high-quality Gateway development should provide an entrance to the SUE.

Access

- Phase 1 will be served by a new four-spur roundabout to be created at the junction of Spalding Road with Enterprise Way
- This phase will also include the first part of the 'Northern Phase' of the SWRR and a second roundabout
- A cycle way will run underneath the railway bridge crossing of the SWRR to provide access to the new open space and wildlife ponds.

South East Lincolnshire
Joint Strategic Planning Committee

Phase 2

Housing

- Approx. 310 homes
- A range of house types, sizes and tenures (likely to include affordable housing) will be expected to be provided to continue to help deliver a balanced community.

Open Space and Green Infrastructure

- A green buffer is to run along either side of the SWRR to protect the Vernatt's Drain Local Wildlife Site to the south-east as well as the amenity of future residents in homes to the north of the road
- The existing wildlife area to the east of the site will be extended south to integrate with the SWRR green corridor.

Design

- Any scheme put forward is expected to have its own design code to ensure high-quality and locally distinctive design
- Prestige high quality Gateway development should provide an entrance to the development.

Access

- Construction of Phase 2 can begin only after the completion of the railway bridge crossing
- Any scheme proposed should maximise opportunities for walking and cycling, particularly through the existing wildlife area.

A masterplan must be agreed with South Holland District Council and Lincolnshire County Council before submission of a planning application.

A large area of land is also being safeguarded for development that will take place after 2036.

Other Sustainable Urban Extensions in South East Lincolnshire

SUEs are also proposed in:

- **Boston**
  1. A south-western extension to the town for housing and employment uses, adjoining the urban area south of Chain Bridge Road; and
  2. A western extension to the town, south of North Forty Foot Bank
- **Holbeach**
  Land between the A17 and A151

These SUEs would be developed alongside supporting community infrastructure to meet the needs of future residents in the Plan period and beyond.

South East Lincolnshire
Joint Strategic Planning Committee

Article in the Lincolnshire Free Press (19th July 2016)

YOUR FREE PRESS

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Fringe Friday fun at High

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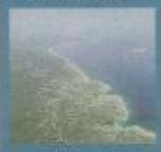
NOSTALGIA



Somme casualties rise in 1916

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Pilots in 3,000-mile Euro tour

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SPORT



Pre-season success for Spalding United

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Last chance to have your say on devlopment plans for area

Consulation drop-ins now going on

By Jeremy Ransome
jeremy.ransome@jpress.co.uk
Twitter: @fpcoltd

Residents in South Holland can have their say on preferred sites for development over the next 20 years as part of a month-long consultation that started on Friday.

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land in the area up until 2036.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

Production of the Local Plan is moving towards its final stages and a public consultation is being held from today to Friday, August 12 which will see a series of 'drop-in' sessions held across the area.

Residents and business representatives can come along and have their say on preferred sites for new housing, employment and other development to take place over the next two decades.

The Local Plan identifies a need to plan for:

- 18,000 new homes across the area;
- Sites for future business use to assist in the creation of 17,000 jobs that will be needed in South East Lincolnshire;
- New primary and secondary school provision in Boston, Spalding and other settlements.



Chairman of the South East Lincolnshire Joint Strategic Planning Committee Coun Peter Bedford.

This is the last chance you will have to comment on the prospective location of such development - if you commented on a specific site during the consultation on the draft Local Plan earlier this year there is no need to do so again as your views have since been considered in reaching the preferred sites stage.

Responses to this consultation will be taken into account in finalising the publication version of the Local Plan.

Coun Peter Bedford, chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: "This chance to comment on the preferred sites proposed in the Local Plan is perhaps the most important as it is the last opportunity before it is re-drafted in preparation for its final version for examination by a planning inspector.

"Take the opportunity to get involved in whatever way you can."

The Policies Map Insets - which indicate the preferred sites for development - as well as the revised settlement hierarchy and housing targets - are available to view at: www.southeastlincslocalplan.org/consultation; each council's offices; and any libraries in the area.

A list of the drop-in sessions is below. If you would like to have your say on the preferred sites but can't attend any of the events, you can comment:

Online via the consultation portal at: www.southeastlincslocalplan.org/consultation;

By completing a comments form available to pick up from either council's offices or any of the area's libraries;

In writing to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR; or by email: southeastlincslocalplan@sholland.gov.uk.

The deadline for responses is 5pm on August 12.

Drop-in events: where and when

All drop-in events will be taking place between 3.30pm and 7.30pm with the exception of the South Holland Centre event which takes place from 11am to 3pm.

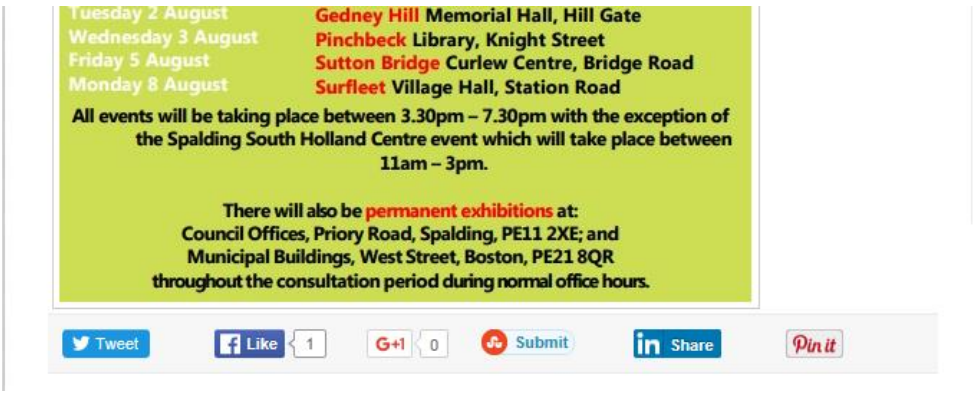
Anyone is welcome to attend any of the venues shown below to talk about any town, village or site.

- Long Sutton Market House, Market Street - Wednesday, July 20.
- Holbeach Community Centre, Fishpond Lane - Thursday, July 21.
- Cowbit Village Hall, Barrier Bank - Monday, July 25.
- Spalding South Holland Centre, Market Place (between 11am and 3pm) - Tuesday, July 26.
- Crowland British Legion Hall, Broadway - Thursday, July 28.
- Gedney Hill Memorial Hall, Hill Gate - Tuesday, August 2.
- Pinchbeck Library, Knight Street - Wednesday, August 3.
- Sutton Bridge Curlew Centre, Bridge Road - Friday, August 5.
- Surfleet Village Hall, - Monday, August 8.

There will also be permanent exhibitions at the council offices, Priory Road, Spalding, PE11 2XE throughout the consultation period during normal office hours.

Article on Spalding Voice website (8th June 2016)




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
All events will be taking place between 3.30pm – 7.30pm with the exception of the Spalding South Holland Centre event which will take place between 11am – 3pm.
There will also be permanent exhibitions at:
Council Offices, Priory Road, Spalding, PE11 2XE; and
Municipal Buildings, West Street, Boston, PE21 8QR
throughout the consultation period during normal office hours.
Tweet
Like 1
G+1 0
Submit
Share
Pin it

Article on Spalding Voice website (21st July 2016)

Final chance to have your say on preferred sites for development over next 20 years | The Voice - Internet Explorer

http://www.spaldingvoice.co.uk/final-chance-to-have-your-say-on-development-in-our-area-over

File Edit View Favorites Tools Help

THE SPALDING & SOUTH HOLLAND VOICE



HOME | NEWS | LETTERS | SPORT | BUSINESS | COMMUNITY | FEATURES | THINGS TO DO | VFOOD



Holbeach West is a key plan in development. Council officers want to know residents' views on preferred sites for development across South East Lincolnshire for the next 20 years.

Final chance to have your say on preferred sites for development over next 20 years

Posted by: Nigel Chapman in Council, News 21/07/2016 0

The final chance for South Holland residents to have a say on preferred sites for development over the next 20 years is happening now.

A new Local Plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land in the area.

A second public consultation is being held until Friday, August 12 via a series of 'drop-in' sessions (see below). Anyone is welcome to attend any of the venues shown below to talk about any town, village or site.

A South Holland District Council spokesman said: "This is the last chance you will have to comment on the prospective location of such development – if you commented on a specific site during the consultation on the draft Local Plan earlier this year there is no need to do so again as your views have since been considered in reaching the preferred sites stage.
"Responses to this consultation will be taken into account in finalising the publication version of the Local Plan."

SPALDING VOICE

- Advertise
- Business Directory
- Order a photo
- Contact
- Events Calendar
- Latest Jobs





Anyone wanting to have a say but unable to attend any of the events, can do so:

- online at www.southeastlincslocalplan.org/consultation
- complete a comments form available to pick up from either councils' offices or any of the area's libraries
- write to South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston PE21 8QR
- email southeastlincslocalplan@sholland.gov.uk

The deadline for responses is 5pm on August 12.

Thursday, July 21 – Holbeach Community Centre, Fishpond Lane
Monday, July 25 – Cowbit Village Hall, Barrier Bank
Tuesday. July 26 – South Holland Centre, Spalding
Thursday, July 28 – Crowland British Legion Hall
Tuesday, August 2 – Gedney Hill Memorial Hall, Hill Gate
Wednesday, August 3 – Pinchbeck Library, Knight St
Friday, August 5 – Sutton Bridge Curlew Centre
Monday, August 8 – Surfleet Village Hall

All 3.30pm-7.30pm except South Holland Centre (11am-3pm). There will also be permanent exhibitions at Council Offices, Priory Road, Spalding, PE11 2XE throughout the consultation period during normal office hours.

Tweet Like 0 G+1 0 Submit Share Pin it

Article on Boston Standard website (14th June 2016)



There will also be a permanent exhibition at Municipal Buildings, West Street, Boston throughout the consultation period from Friday July 15 to Friday August 12.

Comments can be made via southeastlincslocalplan.org/consultation, via a comments form from the Municipal Buildings, in writing to South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR, or by email to southeastlincslocalplan@sholland.gov.uk.

Article on LINCOLNSHIRE Reporter (18th July 2016)



8°

LINCOLNSHIRE Reporter

SOUTH HOLLAND | DEVELOPMENT | GOVERNMENT

Boston and South Holland residents urged to give views on future development sites

Sarah Barker July 18 at 2:21 PM



South Holland District Council offices on Priory Road in Spalding. Photo: Google Street View

Residents in Boston and South Holland are being encouraged to have their say on preferred sites for development in the area over the next 20 years.

A new local plan is being prepared for South East Lincolnshire (the areas of Boston Borough Council and South Holland District Council) to guide the development and use of land in the area up until 2036.

The South East Lincolnshire Local Plan is being produced by Boston Borough Council, South Holland District Council and Lincolnshire County Council working in partnership.

A public consultation is being held from Friday, July 15 to Friday, August 12 which will see a series of drop-in sessions held across the area.

Responses to the consultation will be taken into account in finalising the publication version of the local plan.

Councillor Peter Bedford, Chairman of the South East Lincolnshire Joint Strategic Planning Committee, said: “This chance to comment on the preferred sites proposed in the local plan is perhaps the most important as it is the last opportunity before it is re-drafted in preparation for its final version for examination by a planning inspector.”

Drop-in events will be taking place between 3.30pm – 7.30pm with the exception of the South Holland Centre event which takes place from 11am – 3pm.

Anyone is welcome to attend any of the venues shown below to talk about any town, village or site.

- Donington Ruby Hunt Centre, Church Street on Monday, July 18
- Long Sutton Market House, Market Street on Wednesday, July 20
- Holbeach Community Centre, Fishpond Lane on Thursday, July 21
- Cowbit Village Hall, Barrier Bank on Monday, July 25
- Spalding South Holland Centre, Market Place (between 11am – 3pm) on Tuesday, July 26
- Crowland British Legion Hall, Broadway on Thursday, July 28
- Gedney Hill Memorial Hall, Hill Gate on Tuesday, August 2
- Pinchbeck Library, Knight Street on Wednesday, August 3
- Sutton Bridge Curlew Centre, Bridge Road on Friday, August 5
- Surfleet Village Hall, Station Road on Monday, August 8

There will also be permanent exhibitions at Council Offices, Priory Road, Spalding, PE11 2XE throughout the consultation period during normal office hours.

For more information email: southeastlincslocalplan@sholland.gov.uk.

Pinchbeck Parish Council flyer



PINCHBECK PARISH COUNCIL

4 Rotten Row, Pinchbeck, Spalding. PE11 3RH

Tel: 01775 724348/723838 Email: pinchbeckparish@btconnect.com

LIBRARY OPENING DAY

WEDNESDAY 10TH AUGUST 2016 – 10 am to 5.00 pm

Pinchbeck Parish Council in partnership with South Holland District Council are hosting a Library Opening Day on Wednesday 10th August 2016 at Pinchbeck Community Hub & Library, Knight Street, Pinchbeck to encourage more people to come and see and use our Library facilities

On the day there will be a host of activities for the children to enjoy from 11 a.m. until 3 p.m. Weather permitting, we hope to have some of these outside whiist there will be others inside the building, just in case! Some of the activities arranged:

- Climbing Wall
- Obstacle Course
- Garden Games
- Creation Station with Craft activities
- Transported with Art activities

Come along on the day as we are hoping that some of the users of the rooms in the newly named Pinchbeck Community Hub & Library will be attending and showcasing some of their own activities.

Every Wednesday morning activities for pre-school children are held and this is already very well attended. If you are interested in joining in, then telephone Pinchbeck Library 01775 724348 and we can give you further information on the age groups and the times, or even better pop into the library and see us and pick up a leaflet

SOUTH EAST LINCS LOCAL PLAN – WEDNESDAY 3RD AUGUST 2016 – 3.30 P.M. UNTIL 7.30 P.M.

There is the final consultation regarding the South East Lincs Local Plan being held at Pinchbeck Library, Knight Street, Pinchbeck. The production of this Local Plan is moving towards its final stages and this will be the last time you will be given the opportunity to make your comments. This consultation is an opportunity for everyone to make their comments on the Preferred Sites for new housing, employment and other development to take place over the over the next two decades. REMEMBER, THIS IS YOUR FINAL CHANCE TO MAKE COMMENTS!

SUMMER READING CHALLENGE

Pinchbeck Library is promoting the Summer Reading Challenge. This entails children visiting the library and taking up the challenge to read 6 library books through the summer holiday. There are three stages to this challenge and at each stage the children will be given small prizes along the way and a certificate upon completion. We already have children who have signed up to this and so we look forward to a Certificate Award Ceremony at some time in September. It does not cost anything to enrol, so please pay us a visit to find out more details.

TABLE TOP SALES

The Pinchbeck Library is open the first Saturday of each month, except for August. Alongside the library being open we host a Table Top Sale. These are proving to be very popular as are the bacon rolls with the tea and coffee! We often have many second hand books for sale. Do pop in and see us!

SEE YOU AT THE PINCHBECK COMMUNITY HUB & LIBRARY!

Examples of tweets posted on the South East Lincolnshire Local Plan Twitter account

South East Lincs LP @SELincsLP · May 17

We will be consulting on our preferred sites for new housing, employment and retail development from 15th July to 12th August 2016 (1/2)

South East Lincs LP
@SELincsLP

It will again see a series of drop-in sessions held across the area. A full list of these events is below (2/2)



RETWEETS
5

9:23 AM - 17 May 2016

South East Lincs LP @SELincsLP · Jul 1

Just a quick reminder that the public consultation on our Preferred Sites for development starts 2 weeks today!

South East Lincs LP @SELincsLP · Jul 15

Our Preferred Sites for Development Consultation starts today. For more information please visit: southeastlincslocalplan.org

South East Lincs LP @SELincsLP · Jul 25

Today we will be at Butterwick Village Hall and Cowbit Village Hall between 3.30-7.30pm. Come along and have your say!

South East Lincs LP @SELincsLP · Aug 10

Remember that there are only 2 days left to get your views to us on our Preferred Sites for Development!

South East Lincs LP @SELincsLP · Aug 10

You can comment by emailing us at: southeastlincslocalplan@sholland.gov.uk or via our online consultation portal: southeastlincslocalplan.org/consultation

Examples of posts made on the South East Lincolnshire Local Plan Facebook page



South East Lincolnshire Local Plan
17 May ·

Consultation News

Back in January 2016, the draft Local Plan – which sets out the vision, strategic priorities and policies for the future development of South East Lincolnshire – was published for public consultation. The draft also identifies site options for housing and employment to deliver the growth planned for the Plan Area to 2036.

Having considered the comments and responses received during the consultation on the draft Local Plan in January and February 2016, we will soon be undertaking a fourth round of consultation which will focus on our preferred sites for new housing, employment and retail development in South East Lincolnshire. This consultation period will be between Friday 15th July and Friday 12th August 2016. It will again see a series of 'drop-in' sessions held across the area where residents will have the chance to come along and find out more from the officers involved in the preparation of the Local Plan.

Please see the poster below for full details of the 'drop-in' sessions.

The committee approved document and maps will also be available to view from Friday 15th July on our website (www.southeastlincslocalplan.org/consultation), in each council's offices and in any of the area's libraries (including the mobile libraries).

1,238 people reached Boost post

Like Comment Share

Jackie Cridland, Sarah Burton and 1 other

16 shares

Write a comment...

South East Lincolnshire Local Plan shared their photo.
1 July ·

Just a quick reminder that the public consultation on our Preferred Sites for development starts 2 weeks today! The consultation period will run from 15th July to 12th August 2016.

The updated website (www.southeastlincslocalplan.org/consultation) with the maps showing the Preferred sites will go live on the morning of 15th July.

These will also be available to be viewed at either council's offices (Municipal Buildings, West Street, Boston and Council Offices, Priory Road, Spalding) as well as the area's libaries (including mobile libraries) during normal opening hours.

There will be a number of drop-in sessions held across the area giving residents the chance to come and talk to the officers involved in preparing the Local Plan. See below for venues and dates.



11 people reached Boost post

Like Comment Share

South East Lincolnshire Local Plan
15 July ·

Our Preferred Sites for Development Consultation starts today. For more information please visit: http://www.southeastlincslocalplan.org



South East Lincolnshire – Local Plan | South East Lincolnshire Local Plan

Welcome to the South East Lincolnshire Local Plan website, which gives information on the work of the South East Lincolnshire Joint Strategic Planning Committee....

SOUTHEASTLINCSLOCALPLAN.ORG

398 people reached Boost post

Like Comment Share

John Spencer

1 share

Write a comment...

South East Lincolnshire Local Plan
26 July ·

Today you can come and see us at the South Holland Centre between 11am-3pm and Sutterton Village Hall from 3.30pm - 7.30pm.

14 people reached **Boost post**

Like Comment Share

South East Lincolnshire Local Plan
8 August ·

Remember that there are only 5 days left for you to get your comments to us on our Preferred Sites for Development!

There are several ways that you can tell us what you think:
- You can use our online consultation portal at:
www.southeastlincslocalplan.org/consultation
- You can fill in a response form available from either council's offices (addresses shown below) or any of the area's libraries... See more



SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2016 July

Foreword Foreword December 4, 2015 Peter Udy The Draft for Public Consultation version of the emerging Local Plan, published in January of this year, included a large number of site options for either residential or employment development on…

SOUTHEASTLINCSLOCALPLAN.ORG

27 people reached **Boost post**

Like Comment Share

South East Lincolnshire Local Plan
12 August ·

Today is the final day for getting your comments to us on the Preferred Sites for Development consultation.

The deadline for resonses is 5pm.

How you can comment:
- Email us at southeastlincslocalplan@sholland.gov.uk; or
- Go to our online consultation at
www.southeastlincslocalplan.org/consultation



SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2016 July

Foreword Foreword December 4, 2015 Peter Udy The Draft for Public Consultation version of the emerging Local Plan, published in January of this…

SOUTHEASTLINCSLOCALPLAN.ORG

2 people reached **Boost post**

Joan Powel and Adrian Cunnington 1 Comment

Like Comment Share

Appendix 8: Summary of the comments received in relation to the Preferred Sites for Development (July 2016)

Policy 2: Spatial Strategy
Support designation of Boston as a **Sub-Regional Centre**
Support for the change proposed to treat Surfleet and Surfleet Seas End as one settlement.
Support for retaining the following settlements as **Main Service Centres**: • Sutton Bridge • Donington • Pinchbeck (proximity to Spalding point) • Crowland (3)
Support for retaining the following settlements as **Minor Service Centres**: • Surfleet • Moulton Chapel • Weston Hills
Support for retaining the following settlements as **Other Service Centres and Settlements:** • Holbeach Drove • Wrangle
Need to update objectively-assessed need for housing (OAN) to reflect 2014 household projections (published July 2016).
Settlement boundaries should not be used to restrict development.
Suggested alternative wording for policy approach to development in the Countryside.
Need to take account of updated flood risk information.
Object to Sutterton being identified as a Main Service Centre (suggest it should be a Minor Service Centre).
Haltoft End should be a Minor Service Centre.
Question why Freiston is not included in the settlements proposed for allocations.

Policy 12: Distribution of New Housing
Support for the proposed levels of housing in the following settlements: • Spalding (7 respondents) • Crowland (3 respondents) • Gosberton (3 respondents) • Pinchbeck (3 respondents) • Gedney Hill (2 respondents) • Quadring (2 respondents) • Surfleet (2 respondents) • Weston (2 respondents) • Cowbit • Kirton • Fleet Hargate • Moulton Chapel • Sutton Bridge • Wrangle
Objections for the proposed levels of housing in the following settlements: • Quadring (figure too high) (2 respondents) • Whaplode (2 respondents - should be increased) • Bicker (allocations shortfall needs to be addressed – site suggested (BIC004)) • Long Sutton (suggest need for an additional allocated site) • Moulton Chapel (figure too high) • Moulton (object to reduction in proposed figure) • Swineshead (suggest at least an additional 100 dwellings)
Difference between housing need identified in the Strategic Housing Market Assessment (SHMA) and housing allocations for Boston town, with the possibility to allocate a greater amount of housing in the town (2 respondents).
Need to consider greater flexibility in allocations to account for potential lapse rate/non-implementation of permissions. Suggested that there should be smaller sites made available to improve choice and flexibility and increase the likely rate of delivery. (3 respondents).
Include each allocation within policy 12 or cross reference to listing of allocations in an appendix.
Methodological approach undertaken in the two respective SHMAs is challenged and in particular the response to market signals; and how affordable housing has been accounted for. Need to update OAN to reflect 2014 household projections (published July 2016).
Refer back to previous HBF comments on the Draft Local Plan consultation undertaken in Jan/Feb 2016. Highlight concerns with respect to the approach to OAN (compatible in both SHMAs?); method applied to calculate affordable housing need; and whether there is alignment between the economic policies in the Local Plan and the level of housing proposed to be delivered.
Offer from a company delivering an "...innovative affordable housing model aimed at delivering discounted rented homes to buy for people who are unable to acquire a

property on the open market but also trapped by ineligibility for existing affordable housing tenures."

Need to take account of updated flood risk information.

Need to show where proposed allocations are anticipated to deliver housing development beyond the Local Plan period (after 2036).

Possible need for additional resources to be provided by the Lincolnshire Fire and Rescue service to respond to the proposals for allocations in areas of higher flood risk.

Comments by Settlement

The bulk of the comments referred to specific housing sites with the details of these representations summarised and considered in the updated Housing Papers (March 2017). A number of general comments were raised by respondents which are noted below for each settlement.

Sub-Regional Centres

Boston

- Housing
  - There has been a persistent undersupply of housing in Boston.
  - Possible need for the settlement boundary to be redrawn subject to appeal case with respect to Site Nor013.
  - Question the logic of offering 4,681 dwellings plus 51 additional small sites, when it is stated in the Local Plan that 3,794 dwellings were needed. This means more houses are planned than is required which given uncertain economic times requires careful management of future resources.
- Water Resources
  - All the proposed site allocations lie within areas classified as either 'Danger for All' (flood depths 1.0-2.0m) or 'Danger for Most' (flood depths 0.5-1 m) on the Strategic Flood Risk Assessment's hazard mapping. Mitigation measures to make a development 'safe' are therefore required.
  - Frampton and Fishtoft Water Recycling Centres, serving the south and east of the town will likely require upgrades to accommodate the site allocations. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied will be required in order to avoid environmental harm.
  - All of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage network to enable development to come forward on these sites. Similarly, a number of the proposed housing allocation sites are expected to require improvements to the existing water supply network.
  - Need for relevant sites to obtain Inland Drainage Board's consent to discharge surface water to a watercourse (private or Board maintained).
- Evidence Base
  - Strong evidence should be provided on why some sites are considered undevelopable on land ownership grounds, when this is the only difference between sites which are all exposed to the same level of flood risk.
- Employment Land

- Site BO005 Riverside Industrial Estate, Boston - objection to the de-allocation of the site as employment land (3 respondents)

- Nature Conservation
  - Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).
  - Previous consultation in February it was pointed out that two Sites of Nature Conservation Importance appeared to be missing from the map (Porcher's Pit SNCI and Allen House Pond SNCI). In the case of Porcher's Pit SNCI this is still an omission on the map, however, Allen House Pond has since been reassessed by the Local Wildlife Sites Panel and is no longer classified as a SNCI and therefore does not need adding to the map.
  - There also appear to be errors in the depiction of Havenside as the areas of the site which are Local Nature Reserve appear to be shown as recreational open space rather than LNR. These mapping errors should be corrected.
- Heritage
  - It is likely that all sites in Boston would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.

Spalding and Pinchbeck

- Housing
  - Objections to the proposed allocations north of Vernatts Drain which are contended to be on the wrong side of the river and located away from local services which will result in additional traffic congestion. Housing should be located to the south and west of Spalding where there is easy access to the bypass and routes to Peterborough, Stamford and Bourne.
  - Concerns about impacts on congestion on Spalding Road from proposed developments.
  - Objection to the loss of open countryside/grade 1 agricultural land between Spalding and Pinchbeck.
  - Objection to development in Spalding due to it being in a floodplain.
  - The green buffer at Market Way between Spalding and Pinchbeck is not going to be large enough to provide a distinct separation.
  - The proposals will be an overdevelopment of Spalding.
  - There should be a focus on brownfield development noting potential sites in the town that could come forward for housing.
- Water Resources
  - A number of the proposed housing allocations in Spalding are expected to require improvements to the existing water supply and or foul sewerage network to enable development to come forward on these sites.
  - Initial concerns regarding the increase in the number of housing allocations from 190 to 240 dwellings without the updated SFRA information being available. However, the draft SFRA outputs show that none of the allocations will be subject to flood depths greater than 0.5m, and mitigation of the residual risk should, therefore, be possible. These comments are

subject to the caveat that the draft SFRA outputs have not yet been ratified.

- Spalding Western Relief Road (SWRR)
    - A number of the proposed housing allocations in Spalding are expected to require improvements to the existing water supply and or foul sewerage network to enable development to come forward on these sites.
    - Concerns about how development between Pinchbeck and Spalding will be able to fund the SWRR and appropriate transport infrastructure.
    - Concerns that the number and location of the houses proposed have been distorted by the need to find developer money to fund the SWRR.
    - The size of the SWRR safeguarding corridor should be reduced (impact noted on sites where current corridor washes over part of a site).
    - Concerns over the delivery of the central section of the SWRR not being included within the lifetime of the Local Plan.
    - Safeguarding route for the SWRR may impact on playing field land. Should this be the case, any impact on playing field land would need to be addressed in line with NPPF Paragraph 74, in working up any more detailed plans.
    - Concerns expressed with respect to the SWRR and the impact on the gap between Pinchbeck and Spalding. Development should be relocated to Spalding Common (1,000 dwellings) with funding from that development contributing to the southern end of the SWRR. The northern end of the SWRR should be built at a later point in the Local Plan period.
- Retail Development
    - Significant retail development on sites located outside the settlement boundary should be resisted as they are at the bottom of the retail hierarchy and contrary to NPPF.
    - Holland Market and Winfrey Avenue Retail Parks (including land to the north) should be included as a preferred site for additional retail development, due to its location, accessibility, being directly adjacent to the current town centre boundary and well served by public transport. The Spalding Primary Shopping Area and Spalding Town Centre boundary should be extended to allow for retail expansion at this location.
    - The town centre has inadequate road provision and management. This could be improved by a bridge over the railway at Winsover Road and associated demolition and redevelopment to create a more high-rise commercial district to provide an easy link to the old centre as well as providing the quantity and quality of retail to serve the additional population.
    - Support for Springfields Outlet Centre and associated Exhibition Centre/ Festival Gardens site in Spalding to provide the identified retail need for comparison goods floor space for the Local Plan; the centre should be included within the settlement boundary of the town.
    - The Town Centre boundary should be redrawn to include the Magistrates' Court and straight along Double Street to Herring Lane; and redraw the Primary Shopping Area and Primary Shopping Frontages to include Station Street, New Road, the third side of the Sheep Market, the east side of Broad Street (to Herring Lane) and the other side of Bridge Street.

- Policy support for Site SHR001 should be provided as the site is suitable and capable of delivering retail development during the Local Plan period as part of a comprehensive scheme for the expansion of the town centre adjacent to Holland Market Retail Park.
- Objection to the rejection of Site SHR002 as a proposed retail allocation.
- Objection to the rejection of retail development at land at Yews Farm.

- Green Space/ Open Space
  - The following existing recreational open spaces are still unmarked and should be coloured green:
    a. Pinchbeck Road - the playing field immediately behind the Garth School;
    b. Pinchbeck Road - the large playing field alongside the above to the north; and
    c. Spalding Common - the Community Centre's playing field on the east side of the B1172.
  - Spalding does not have enough recreational green space and the following should be designated: the former Gas Works site, a space potentially linkable to the Castle Field to create an open park-like amenity; and the north end of Cowbit.
- Employment Land
  - Support for designation of land at Wardentree Lane as Proposed Main Employment and Existing Employment Areas.
  - Support for the inclusion of the site at Moortoft Lane/Wardentree Lane, Pinchbeck, as a 'main employment site'.
  - Support for recognition of Clay Lake as an employment site but request that there is a flexible approach to mixed-use development at employment locations. Request that the proposed allocation is extended to the north, to incorporate the area of land between the existing development at Clay Lake and the Coronation Channel and Childers' South Drove.
  - Support the recognition of the Lincs Gateway as a prestige employment site and business park but request that it is identified for mixed-use development to include comparison retail, sui generis and residential uses.
- Nature Conservation
  - It is important that existing and candidate designated sites of nature conservation interest are protected and enhanced. Sites of nature conservation interest and other areas of natural green space should be buffered, extended and linked across the landscape to enable species and habitats to adapt to climate change.
- Policies Map
  - Cowbit Wash Site of Special Scientific Interest (SSSI) has been incorrectly identified on the map as a National Nature Reserve.
  - Arnold's Meadow nature reserve has been identified as recreational open space in addition to its designation as a Local Wildlife Site (LWS). Considered that it is not appropriate to categorise the site as recreational open space and therefore request that this site is shown only as a LWS.
- Provision for Cycling
  - It is requested that a bridge or bridges that are suitable for cycling west of

the B1356 is/are provided within the sustainable urban extension north of the Vernatt's drain, and that the Local Plan is amended to reference this. o Support the inclusion of the cycle route between Spalding and Pinchbeck on the Inset Map, but request that the text of the Local Plan is amended to require the delivery of a route as part of the development of the SUE. o Two notations should be used to show cycle routes on the map, rather than one.
Main Service Centres
Crowland There is a need to apply updated flood risk information to inform further analysis of the sequential test and exceptions test for sites.
Holbeach Query accuracy of information with respect to bus services.
Kirton Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to The Wash Special Protection Area (SPA).
Long Sutton Query raised with respect to the Local Nature Reserve (The Shrubberies) and its designation as a recreational open space.
Sutterton • Welcomes new development but notes the need to account for flood-risk issues and additional services (e.g. new village hall). • Concern that objections from previous round of consultation suggesting Sutterton should be reclassified as a Minor Service Centre have been ignored, citing lack of infrastructure as a key constraint to significant new development. • Specific sites identified that would require further archaeological investigation. • Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. • Suggestion that it would be better to allocate a number of smaller sites rather than the single allocation currently suggested. • Proposal suggested for land to the south of the A17 on Sutterton Roundabout be removed from the 'Countryside' designation currently identified in the emerging Local Plan and allocated for mixed-use development.
Sutton Bridge • Note the need for additional green space. • Change of designation suggested for West Bank Business Area: from employment to residential to tie in with new marina. • Proposals for Little Sutton Industrial Estate do not adequately deal with access issues to the A17. • Changes to proposals for Wingland Industrial Site supported. • The 'shopping area' should remain as previously designated or at least as far along Bridge Road as the former Post Office.

- Concern expressed about the need for Conservation Area designation.
- Land north of the Port – identify that no development of this area has taken place in the last twenty years. If it is not removed from the Local Plan we request that a policy is put in place to ensure that the land is not developed until a new access road is built. The West Bank is not capable of taking any more traffic and it will have the additional traffic and parking for the Marina.
- Potential missed opportunity to enhance area at East Bank Lighthouse for wildlife and conservation and improvements to the coastal walks.
- There should be more policies included to protect the environment.
- The Inset Map contains a number of inaccuracies and anomalies and the Joint Strategic Planning Committee are urged to review it and ensure it is correct for the next stage of the process.
- Noted that the number of dwellings to be allocated to this settlement has increased from 180 to 210 in spite of Sutton Bridge being at high risk of flooding from the tidal River Nene. Acknowledge the proposed allocation is the most sequentially preferable in flood-risk terms.
- Support expressed for the recognition of the port as a restricted use site. Note that land to the north of the existing port is identified as a 'proposed restricted use site', but the land identified within the red line does not reflect the actual extent of the four extant planning permissions on site.
- Concern that the area of land allocated for possible future commercial use off Centenary Way, Wingland, remains too small. Support-industries for the existing food producers should be welcomed. Suggest that a clause saying that any business wishing to locate itself near those industries would be both welcome and good and sustainable in environmental terms.
- Comment on the designated shopping area for Sutton Bridge noting that the highest concentration of commercial premises consists of the Pharmacy, the Fish Shop, the Newsagent, Corner Shop and the Pub, at the junction of Bridge Road and Railway Lane. Suggests the inclusion of the 'old' Post Office is odd, since it is closed and currently on the market as a residence.

Swineshead

- Main focus of comments on Site Swi004 (see Housing Paper for details)
- Swi004, 018, 015 & 038: likely that these would require archaeological intervention/survey prior to a planning application being submitted, in line with the NPPF.

Minor Service Centres

Bicker/ Butterwick/ Old Leake

- Archaeological investigations are recommended to accompany any planning applications for sites in these settlements.

Cowbit

- Noted that the number of dwellings to be allocated to this settlement has increased from 80 to 120. Cowbit is at a high risk of flooding from the tidal River Welland and associated washlands. Need to review allocations in the light of the emerging findings from updated SFRA.

Deeping St Nicholas • Suggestion that the village should change from “minor service centre” to “other service centre”.
Fishtoft • Acknowledged that a number of sites to the east of Boston, Fishtoft and Kirton are now not included as housing allocation sites which reduces potential impact on land which is functionally linked to the Wash Special Protection Area (SPA).
Gedney Hill • Concerns regarding the capacity to treat foul sewage within this settlement. Note that there are no mains drainage facilities under the jurisdiction of Anglian Water Services and that the District Council is the permit holder for 4 permitted discharges in the settlement.
Moulton • A number of sites identified as preferred sites for housing or employment are adjacent to sites of designated nature conservation value including Site MO001 (Local Employment Site) adjacent to the Moulton Park and River Local Wildlife Site.
Moulton Chapel • Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated.
Quadring • Main focus of comments is on Site Qua003 (see Housing Paper for details) • Potential impact of national policies on immigration (post Brexit)
Surfleet • Support for the designation of Surfleet and Surfleet Seas End as one settlement. • Error on the map as Surfleet Lows SSSI has been incorrectly shown as a National Nature Reserve. This should be amended to show the site as a SSSI. • Concerns regarding the increase in allocations from 150 to 180 dwellings, although acknowledges that this is in part due to realignment of settlement boundary. The following comments are based on the draft outputs of the updated Strategic Flood Risk Assessment, which have not yet been ratified. However, we would recommend that you use this data to review your Sequential Test evidence for the site allocations.
Tydd St Mary • Revised reduction in preferred housing sites welcomed and accept the new figure of 40 new dwellings in the parish during the life of the Local Plan. However, expresses a wish to see housing that is affordable for young local families so that they can remain resident in the parish in which they were born if they so wish.

Wigtoft • Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated.
Other Service Centres and Settlements
A small number of comments were received with respect to settlements where no allocations are proposed but settlement boundaries have been identified to enable decisions to be taken on any additional development proposals that do come forward over the Local Plan period.
Amber Hill • Playing field identified on the proposals map should not be designated as a playing field (school closed in 2010).
Benington/ Fosdyke/ Freiston/ Gedney Church End and Black Lion End/ Haltoft End/ Holbeach Drove/ Holbeach Hurn/ Northgate and West Pinchbeck/ Shepeau Stow • A number of additional housing sites identified and promoted for development
Gedney Church End and Black Lion End • Support for the intention to not allocate specific housing allocations in the settlement
Haltoft End/ Holbeach Drove/ Holbeach Hurn/ Northgate and West Pinchbeck/ Shepeau Stow • Suggestions made with respect to changing the settlement boundaries to accommodate potential housing proposals or existing development.
Northgate and West Pinchbeck • Fen Slipe nature reserve has been identified on this map as recreational open space in addition to its designation as a Local Wildlife Site. Suggest that is it inappropriate to categorise the site as recreational open space.

Other Comments
Concern expressed about the approach to assessing heritage assets when considering site allocations
Infrastructure • Noted that the baseline information on infrastructure is an outline version and the need to ensure up-to-date evidence (specifically with respect to sports provision and open space)
Query as to why there is no bypass for Boston
Duty to Cooperate • Norfolk County Council considers there are no strategic matters that require to be addressed by the duty to cooperate. • Borough of King's Lynn and West Norfolk notes the level of cooperation has been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Cooperate.

Suggested there has been a failure to account for the latest climate change allowances to be applied flood risk assessments, published in February 2016
Policies Map • Moulton Marsh Local Wildlife Site also identified as a recreational open space. Suggest that is it inappropriate to categorise the site as recreational open space.
Other general comments • Need to account for surface water and groundwater flooding when considering allocations • Strategic Highways network (A1 and A47) are both noted to be relatively remote from the Local Plan area and hence further consultation of Highways England is not considered necessary.