AGENDA

South East Lincolnshire
Joint Strategic Planning Committee

Committee	-	**SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE ANNUAL GENERAL MEETING**
Date & Time	-	Friday, 29 June 2018 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 C Brotherton, C Rylott and S Ransome (Substitutes: Councillors D Brown, M Cooper and J Edwards)

Lincolnshire County Council: Councillors A Austin, M Brookes and E Poll (Substitutes: None)

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: 14 June 2018

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

A G E N D A

1. Election of Chairman

2. Election of Vice Chairman
   (To be from a different authority to that of the Chairman)

3. Apologies for Absence

4. 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.)

5. Minutes - To sign as a correct record the notes of the meeting of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 15 June 2017 (copy enclosed). (Pages 1 - 4)

6. Proposed Main Modifications to the Publication Version of the South East Lincolnshire Local Plan - To consider the contents of the proposed main modifications and seek approval for them for the purpose of public consultation (report of the Joint Policy Unit Manager enclosed). (Pages 5 - 292)

7. 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 the Meeting of the **SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE** held in the Committee Room, Municipal Buildings, West Street, Boston on Thursday 15th June 2017 at 10 am.

PRESENT

R Gambba-Jones	C Brotherton	M Brookes
B Alcock	C Rylott	E Poll
F Biggadike (substitute)	S Ransome	

Joint Policy Unit Manager (South Holland District Council), Deputy Joint Policy Unit Manager (Boston Borough Council), Senior Planning Policy Officer (South Holland District Council), Planning Policy Officer (South Holland District Council), Forward Planning Officers (Boston Borough Council), Corporate Director (Boston Borough Council) Strategic Planning Manager (South Holland District and Breckland Councils), Legal Services Lincolnshire Representative and Senior Member Services Officer (Boston Borough Council)

In attendance: Councillors M Cooper and M D Seymour

1. ELECTION OF CHAIRMAN

RESOLVED: That Councillor R Gambba-Jones be elected Chairman of the Joint Committee for 2017/18.

2. ELECTION OF VICE-CHAIRMAN

RESOLVED: That Councillor Claire Rylott be elected Vice-Chairman of the Joint Committee for 2017/18.

3. APOLOGIES

Apologies for absence were received from Councillors A Austin, D Brown and P E Coupland; and from A Hewitson (Environment Agency)

4. DECLARATION OF INTERESTS

No declarations were made.

5. MINUTES

The minutes of the meeting held on 9 March 2017 were signed by the Chairman as a correct record.

6. DRAFT REVISED LOCAL DEVELOPMENT SCHEME FOR SOUTH EAST LINCOLNSHIRE

Consideration was given to the report of the Joint Policy Unit Manager, which sought approval for a revised Local Development Scheme (LDS) for South East Lincolnshire to take effect from 15 June 2017.

In the case of the Joint Committee, the purpose of the LDS was to provide a public statement of its programme for the production of the local development documents that related to South East Lincolnshire and for the production of its 'Statement of Community involvement' (SCI).

The LDS was essentially a project plan, a living document that could be updated and amended as and when appropriate. The current LDS was approved by the Joint Committee and came into effect on 14 March 2014, setting out a clear timetable for the preparation of the South East Lincolnshire Local Plan (the Local Plan). However, plan preparation had become increasingly complex and the current situation was no longer consistent with the LDS timetable; therefore, the LDS needed to be updated to reflect progress to date.

The 'Publication Version' of the Local Plan had recently been subject to a statutory six-week period of public consultation and officers were presently considering the comments received. This work would form the last stage in plan preparation before all relevant Local Plan documentation was submitted to the Secretary of State for examination, scheduled to take place in late June. In view of the imminent commencement of the examination process, it was important to demonstrate that the current progress in plan preparation was supported by an up-to-date LDS; therefore, the revised document attached to the report, at Appendix A, had been prepared.

The revised draft covered planned work commencing in January 2017 through to mid-2018, setting out details of the documents whose preparation would be given priority during this period. It was to be noted that such documents now included a 'Developer Contributions Supplementary Planning Document'. It proposed the submission of the Publication Version of the Local Plan to the Secretary of State for independent examination on 23 June 2017. It was hoped that the Local Plan could be adopted in the spring of 2018. *[This was stated as 2017 in the report at paragraph 2.3 in error.]*

The Joint Policy Unit Manager added that, once the Local Plan was adopted, the Joint Committee would consider whether it should continue as a single local planning authority for the preparation of local development documents (LDDs) or for the two authorities of Boston Borough Council and South Holland District Council to proceed separately in this respect. The Chairman expressed the hope that, even if the authorities did decide to proceed separately, the working relationship established between the two teams would continue.

[Councillor Mike Brookes arrived at 10.15 am]

Following submission of the Publication Version of the Local Plan to the Secretary of State, the Joint Policy Unit Manager explained that the appointment of the Inspector would be the next stage and, it was hoped, an examination would commence in October 2017 with most of the proceedings to be held in the Boston Borough Council's offices. A 'Programme Officer' had been engaged to oversee the arrangements.

During discussion, a Member raised the issue of the weight to be attached to the emerging Local Plan when considering planning applications once submission to the Secretary of State had occurred.

The Chairman commented that it was extremely difficult to answer this question, which had been subject to extensive discussions. Planning applications had to be considered on their own merits and, for example, in respect of matters regarding a housing developer's affordable housing contribution, the existing policy should be followed, as it was not possible to say definitely that the revised provision proposed in the emerging Local Plan would be accepted by the Inspector. The planning process itself was the ultimate test of the Local Plan.

Reference was then made to cases where it had not been possible to resist applications for housing due to the lack of a 'five-year housing land supply'. It was remarked that nothing could be assumed until the Local Plan had been formally adopted.

The Corporate Director & Monitoring Officer advised Members that, for both the Boston Borough and South Holland District areas, they would probably not have a five-year housing land supply until the Local Plan had been adopted.

It was noted that comments from the recent public consultation on the Publication Version of the Local Plan were available to view on the website.

DECISION:

1. That the contents of the report and the attached Draft Local Development Scheme (Draft LDS) be noted;

2. That the Draft LDS be approved as set out in Appendix A to the report without revisions; and

3. That the Draft LDS takes effect from 15 June 2017.

7. ANY OTHER BUSINESS

No other business was reported.

(The meeting ended at 10.33 am.)

(End of minutes.)

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

To: South East Lincolnshire Joint Strategic Planning Committee – 29 June 2018

Author: Gary Alexander, Joint Policy Unit Manager

Subject: Proposed Main Modifications to the Publication Version of the South East Lincolnshire Local Plan

Purpose: To consider the contents of the Proposed Main Modifications and seek approval of them for the purpose of public consultation

Recommendation(s):

1) **That the contents of this report and the attached Schedule of Proposed Main Modifications to the Publication Version of the South East Lincolnshire Local Plan and its supporting Sustainability Appraisal, Habitats Regulations Assessment and Equality and Diversity Impact Assessment be considered; and**

2) **That the Schedule of Proposed Main Modifications to the Publication Version of the South East Lincolnshire Local Plan and its supporting Sustainability Appraisal, Habitats Regulations Assessment and Equality and Diversity Impact Assessment be approved for the purpose of public consultation.**

1. INTRODUCTION

1.1 Following the last meeting (and Annual General Meeting) of the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) held on 2 June 2017, Members will be aware that officers submitted the 'Publication Version' of the South East Lincolnshire Local Plan (the Local Plan) to the Planning Inspectorate for examination on **Friday, 23 June 2017**, thereby formally initiating the examination process.

1.2 The submission of the Local Plan on 23 June was accompanied by:

- the results of the 'Regulation 19' 6-week public consultation exercise - held from 10 April to the 22 May 2017 - which sought comments on the Local Plan only in respect of soundness and legal compliance issues; and
- a large body of supporting evidence.

1.3 It should be noted that the examination process remains unfinished and will continue to be so for some period of time (see para 5.3 below).

1.4 The examination of the Local Plan by independent inspectors is a crucial stage in the formal process leading to its eventual adoption. The purpose of the examination is to determine whether or not the Local Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. Following submission of the Local Plan on 23 June, two

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Inspectors were appointed to undertake its examination and hold the 'hearing sessions' for it planned for commencement in **October 2017** and, at the time, envisaged for completion by last Christmas.

1.5 The consideration of the evidence referenced in para 1.2 led the Inspectors to issue, on **7 August**, 342 questions relating to the preparation of the Local Plan (NB: since many of these 342 were in fact multiple questions, the total number amounted to well over 1,000). Responses to these questions were sought by **8 September**. These were later followed by a series of additional questions in advance of individual hearing sessions (eventually totalling some 250, but, again, many of these were multiple questions).

1.6 The examination hearing sessions (hearings) formally commenced on **10 October**. In addition to the Inspectors and officers from the Joint Policy Unit (JPU), the participants included:

- experts commissioned by the JPU;
- a variety of interested parties and their advisers who had submitted objections to the Local Plan during the Regulation 19 public consultation exercise (see para 1.2), and who had asked to be heard at the relevant sessions; and
- members of the public.

1.7 The primary purpose of the discussions at the hearings was for the Inspectors, the JPU (on behalf of the South East Lincolnshire Joint Strategic Planning Committee [the Joint Committee]) and the other participants to gain the fullest possible understanding of any changes that might be required to make the Local Plan sound and legally compliant. This included the Inspectors seeking clarification on certain JPU responses to their questions and requests for officers and objectors to provide further information in respect of specific matters. Much of this ongoing activity resulted in the JPU accepting recommendations by the Inspectors for what are termed as 'proposed main modifications' (PMMs) to the Local Plan (see section 2 below).

1.8 A number of delays to the process of examination hearing sessions, enforced by a variety of circumstances, served to stretch the proceedings to a twenty-fourth day held on **Thursday, 26 April**, **2018**. On this date, the Lead Inspector provisionally closed the hearings (but see para 4.1; fourth bullet point), in order to progress work on writing the report on the examination and for the Joint Committee to initiate the next stages of the examination process.

2. PROPOSED MAIN MODIFICATIONS

2.1 As part of the examination process, the Inspector can recommend main modifications (changes that materially affect the policies) to make the Local Plan sound and legally compliant; but only if asked to do so by the Joint Committee under section 20(7C) of the 2004 Planning and Compulsory Purchase Act as amended. Accordingly, this request had been made to the Lead Inspector on 5 July last year, well in advance of the formal commencement of the examination hearing sessions on 10 October.

2.2 As indicated in para 1.6 above, following discussions at the examination hearing sessions, agreement was reached on a significant number of PMMs, and these are detailed in the 'Schedule of Proposed Main Modifications' which forms **Appendix A** of this report. The nature of the thirty-eight PMMs varies

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significantly, but, in general terms, they can be categorised under the following descriptions:

- the deletion of policy for reason of duplication of national policy;
- amendments to policy and/or policy justification to improve the effectiveness and/or clarity of its content (including cross-referencing to additional text, tables and diagrams/maps set out in appendices);
- amendments to policy and/or policy justification to achieve compliance with national policy or statute; and
- the formulation of additional policies to address gaps in guidance.

2.3 It should be noted that the Policies Map (including its Insets) is not a 'development plan document' and therefore it is not appropriate for Inspectors to recommend PMMs to it. Rather, the role of the Policies Map is to illustrate geographically the application of policies in the Local Plan and, accordingly, the references to amendments to the Policies Map which feature in Appendix A are for information only.

2.4 Given the Inspectors' decision that the Local Plan would require PMMs to make it sound/legally compliant, they had to be satisfied that such changes would be subject to the processes of public consultation and sustainability appraisal (SA). Accordingly, shortly after the last hearing on 26 April, the JPU reached agreement with the Lead Inspector that it would seek to undertake a minimum six-week period of public consultation (in accordance with the Planning Inspectorate's 'Procedural Practice in the Examination of Local Plans'; June 2016), running from **Monday, 16 July** to **Tuesday, 28 August, 2018 inclusive.** To this end, the JPU also commissioned consultants to undertake an SA of the PMMs. The finalised document is now available in full on the Local Plan Examination website, in readiness to support the consideration of the PMMs during the proposed public consultation exercise. A summary report of the SA forms **Appendix B**.

2.5 Two further documents have been prepared to support the consideration of the PMMs during the public consultation exercise:

- given the presence of 'European Sites' in South East Lincolnshire, a Habitats Regulations Assessment of the PMMs (see **Appendix C**); and
- an Equality and Diversity Impact Assessment (see **Appendix D**).

3. ADDITIONAL MODIFICATIONS

3.1 In addition to PMMs, the Examination process also allows for the Joint Committee to put forward 'additional modifications' of its own to deal with more minor matters. Owing to their nature, these are not expected to be included in the aforementioned public consultation exercise. The Joint Committee will be accountable on adoption for the scope of these minor changes.

4. PUBLIC CONSULTATION ON THE PMMs

4.1 The following principles will apply to the public consultation exercise on the PMMs:

- it will be made clear that the consultation **only concerns the PMMs**, and not other aspects of the Local Plan;

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- all representations made upon the PMMs will be sent directly to the Local Plan Examination Programme Officer (PO) - and not to the Joint Committee/JPU; the PO will then forward them to the Inspectors;
- all representations made upon the PMMs will be taken into account by the Inspectors;
- the general expectation is that issues raised on the consultation on PMMs will be considered through the written representations process and further hearings will only be scheduled exceptionally (for example, if a representation raises a fundamental soundness issue); and
- in very limited circumstances, the Inspectors may be satisfied that no party would be prejudiced by a possible new PMM (or the amendment of one that has already been publicised) that they are contemplating towards the end of the examination.

5. NEXT STEPS

5.1 Following the closure of the public consultation exercise on 28 August, the JPU has agreed with the Lead Inspector that any comments it wishes to make on the responses to the consultation will be delivered to the PO by **Monday, 10 September 2018.**

5.2 The findings from the consultation will be used to inform the completion of the Inspectors' report.

5.3 The examination remains open while the Inspectors are writing their report, and, as previously indicated in para 4.1, if absolutely necessary, the Inspectors may hold further hearings during the reporting period.

5.4 Once completed, the draft report will be subject to the Planning Inspectorate's internal quality assurance (peer review) process which takes up to 3 weeks, after which what is described as the 'fact check report' will be sent in electronic format to the JPU. The report will be copied to the Department for Communities and Local Government (DCLG). Section 21 of the Planning and Compulsory Purchase Act, as amended by Section 145 of the Housing and Planning Act 2016, provides the Secretary of State with powers of intervention before a plan is adopted by a local planning authority.

5.5 The JPU will have two weeks to carry out the fact check and respond with its findings. The JPU can not question the Inspectors' conclusions although it can seek clarification on any conclusions that are considered to be unclear.

5.6 While the fact check stage provides the tentative final report, the JPU should not publish that report. Once the fact check has been completed and the Inspector has responded to any points raised, the Planning Inspectorate will submit the final report to the JPU in electronic format.

5.7 On receipt of the final report, the Joint Committee can proceed to adopt the Local Plan, as amended in accordance with the Inspectors' report. Having regard to these next steps, it is hoped that the formal adoption of the South East Lincolnshire Local Plan will happen before Christmas of this year.

6. OPTIONS

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

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Option 1: approve the Schedule of Proposed Main Modifications for public consultation; and
Option 2: not to approve the Schedule of Proposed Main Modifications for public consultation.

7. REASONS FOR RECOMMENDATIONS

7.1 It is recommended that Members endorse the recommendation in Option 1 in order to assist progress of the emerging South East Lincolnshire Local Plan to the adoption stage.

8. IMPLICATIONS

Risk

8.1 The emerging South East Lincolnshire 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.

8.2 Delays to the plan-preparation process increase the likelihood of planning applications challenging the strategy the emerging South East Lincolnshire Local Plan seeks to deliver.

Financial

8.3 There are no direct financial implications as a result of the contents of this report.

8.4 The emerging South East Lincolnshire 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

8.5 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 in, *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). The plan has been prepared in accordance with the relevant Acts of Parliament and Regulations.

Equality and Diversity

8.6 The emerging South East Lincolnshire Local Plan deals with matters including the provision of housing, including affordable housing, as well as access to services and infrastructure. Accordingly, the Proposed Main Modifications to the Publication Version have been subject to an Equality and Diversity Impact Assessment (EqIA) which forms an appendix to this report. The Draft for Public Consultation (January 2016) and Publication Version (March 2017) were also each subject to an EqIA.

9. Wards/Communities Affected

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

Background papers: None

Lead Contact Officer

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Appendix A - Schedule of Proposed Main Modifications
Appendix B - Sustainability Appraisal of the Proposed Main Modifications
Appendix C - Habitats Regulations Assessment of the Proposed Main Modifications
Appendix D - Equality and Diversity Impact Assessment of the Proposed Main Modifications

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APPENDIX A

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
PMM001	1: Presumption in favour of sustainable development		~~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~~	National Policy and Guidance has now replaced the need for this policy
PMM002	Former Policy 2: Spatial Strategy (renumbered as 1)		• Amend wording in the policy to distinguish approach to sections b and c. Policy ~~2~~ 1: 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 (as shown on the Inset Maps) development will be	This amendment was indicated by additional question 6 in ED040 and undertaken to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			permitted that supports their roles as Sub-Regional Centres. **2. Main Service Centres** Crowland — Pinchbeck Donington — Sutterton* Holbeach — Sutton Bridge Kirton incl. parts of Frampton Parish* — Swineshead* Long Sutton Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) 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 * — 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* Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) 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. Development will normally be limited to Allocated and Committed sites and infill. **C. Areas of development restraint** **1. Other Service Centres and Settlements** Algarkirk* — Haltoft End* — Moulton Seas End Amber Hill* — Holbeach Drove — Nene Terrace Benington* — Holbeach Hurn — Northgate, West Pinchbeck Fleet Church End — Holbeach St Johns — Saracens Head	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Fosdyke* Holbeach St Marks Shepeau Stow Frampton Church End* Holland Fen* Sutton St Edmund Frampton West* Hubbert's Bridge* Swineshead Bridge* Freiston* Kirton End* Throckenholt Gedney Black Lion End Kirton Holme* Tongue End Gedney Church End Langrick Bridge* Tydd Gote Gedney Dawsmere Leake Commonside* Weston Hills Gedney Drove End Leverton* Whaplode Drove Gedney Dyke Little Sutton Whaplode St Catherine Gosberton Risegate /Clough Lutton ~~& Lutton Gowts~~ Wrangle Common* Wyberton Church End* Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) 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. Development will normally be limited to Committed sites and infill. * Indicates a settlement within Boston Borough. Settlements without an asterisk are within South Holland District. **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** **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. Within the Minor Service Centres development is likely to be limited to any allocations made in this plan, existing commitments (i.e. sites under development or with planning permission), changes of use and infill	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			development).	
PMM003	Former Policy 3: Development Management (renumbered as 2)		• Amend the policy and supporting text to read: 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. Sites allocated for residential and employment related development in this Local Plan have been assessed to provide guidance with regard to constraints and infrastructure requirements. These constraints and requirements can be found in Appendix 5: 'Allocations – Infrastructure requirements, constraints and mitigation' and, whilst, these may change over the time frame of the Local Plan they are considered to be a useful starting point in considering what might be relevant in the development of these allocated sites. **Policy ~~3~~ 2: 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; 9. impact on the potential loss of sand and gravel mineral resources. 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~~ 3 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). Criterion 9 of the policy also has implications for the good use of natural resources in that the Plan Area has two Sand and Gravel Safeguarding Areas identified in the Lincolnshire Minerals and Waste Local Plan (June 2016). One area is identified on the Policies Map north west of Boston Borough and the other area is on the Crowland Inset Map. • Show Site Specific Safeguarding Area for Sand and Gravel on Policies map and Crowland Inset Map	The changes are made to aid clarity in the interests of the effectiveness of the policy. Changes made by addition of criteria to safeguard mineral resources as appropriate. As required by Paragraph 5 of the Minerals Planning Practice Guidance.
PMM004	Former Policy 4: Design of New Development (renumbered as 3)	166,	• Delete reference to viability from second paragraph of policy. Development proposals will demonstrate how the following issues, where they are relevant to the proposal ~~and are viable~~ will be secured: • Amend point 10 of policy to: The appropriate treatment of facades to public places, including shop frontages to ~~the~~ avoid~~ance~~ ~~of~~ visual intrusion by advertising, other ~~signs~~	Viability was raised by two respondents during the January 2016 consultation: Clowes Developments North West Ltd [Response Number 928] and Amec Foster Wheeler [Response Number 936] . They wanted more flexibility in the policy. The Environment Agency during the March

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
		169 167, 168	signage, security shutters, meter boxes and other service and communication infrastructure; • Amend point 14 of policy to: the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping ~~and its use~~ to enhance biodiversity ~~and~~ green infrastructure, flood risk mitigation and urban cooling; • Replace the justification with the following text. ~~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 NPPF9. 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 Environments35. 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).~~ **Reasoned Justification** 3.4.3 The purpose of the policy 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. The issues can be grouped into: Place, Accessibility/transport, Amenity and Flooding.	2017 consultation [Response Number 314] is concerned that the change to the policy, along with another issue, weakens it. The aim of the policy is to achieve good design. The NPPF recognises viability is an issue in numerous paragraphs, but it is not referred to in paragraphs 100 – 108, which refer to flood risk. Therefore, the NPPF supports the Environment Agency's approach in indicating flood risk is an important matter that cannot be side stepped on viability grounds. As such it is considered reference to viability is not necessary as the NPPF provides advice on this and is deleted for clarity and to be consistent with national policy. Point 10 was amended in response to Response Number 503 with the agreement of Historic England. It merges point 10 and 16 to simplify the policy and make it more effective. Point 14 was amended because the MIQ asked whether the policy should also refer to existing landscape features such as hedges and trees. It is considered this would benefit the policy and make it more effective. The MIQs queried if the policy was justified. The justification was rewritten to make it clearer and more effective.

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			Place 3.4.4 Good design will seek to provide a development that sits well in its surroundings by respecting the character of the place within which it is located and carefully incorporates infrastructure. Sites will be influenced by the size, shape, density and materials of adjacent buildings and their historic or archaeological importance. In addition, the appropriate use of historic buildings helps preserve them for future generations and also contributes to the maintenance of the historic setting of places. The character of the landscape in rural locations can influence the size shape and orientation of buildings as a result of its ability to absorb development, indicated by the description and the sensitivities of the landscape in the landscape character assessments. In addition, new buildings will meet the requirements of their users, be that residential or commercial occupiers, by providing suitable places to store refuse, cycles and park cars. In conjunction with Policy 31, which requires some electric hook up points for vehicles, this will help the sustainability of the development by supporting recycling, encouraging the use of cycles to reduce traffic congestion and support the initial stages of the evolution of transport away from the internal combustion engine, which, along with cycling, will benefit air pollution. 3.4.5 New buildings can be designed and orientated so that micro generation plant can be incorporated for its maximum benefit. Development 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 achieved on the building, by, for example, the use of bird nest or bat roost boxes, green roofs or walls. These features along with the incorporation, protection or extension of existing habitats in the landscape will maintain or improve wildlife 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. **Accessibility / transport.** 3.4.6 The 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. **Amenity** 3.4.7 The use or operation of sites also needs to respect neighbouring uses. Lighting should be designed to illuminate the desired building or space without spilling out beyond as this causes disturbance and contributes to overnight light pollution. Spaces and footways should have suitable site lines and together with boundaries should seek to create a safe environment that discourages criminal activity and fosters community safety. The public impact of development can be undermined by the inappropriate design, siting and lighting of signs, the design and incorporation of security shutters into buildings and the position of metre boxes on the public faces of buildings. In addition poorly positioned service and infrastructure cabinets and sub stations produce an unsightly impact on the locality, which undermines the overall benefit that the development may achieve. These issues along with the interaction of neighbouring uses with the Pollution Policy contribute to protecting residential amenity. **Flooding** 3.4.8 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 from water. The hazard may result from a combination of the activity	

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			type, its duration and the potential for failure of flood-control measures. **Monitoring** Number of planning applications refused owing to inappropriate design	
PMM005	Former Policy 5: Strategic Approach to Flood Risk. (renumbered as 4)		• Replace the deleted policy and text with the following policy and text: ~~**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 Report31, the Spatial Strategy Background Paper36 and the Housing Papers30 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 Exception 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 SFRA34 provides detailed information about all types of flooding and risks based upon likely flood depths, velocity and categories of 'danger'. The NPPG10 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.~~	More explanation was required to deal with flood risk, either with a new policy, or included in the flood risk policy, formerly policy 5. Also, the application of the sequential test on a district basis unless it can be shown there is a specific need for that development in the location that is being promoted should be included. Reference to restrictions on change of use should be in the policy. Draw from SFRA. Anglian Water [Respondent no. 474] considers it should be added to the number of bodies being responsible for flood risk listed in the policy The changes are made in order to aid clarity in the interests of the effectiveness of the policy.

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			~~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 SFRA34 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.~~ **3.5 Strategic Approach to Flood Risk** 3.5.1 Much of the land within the Local Plan area is at significant risk of flooding and this will increase with climate change. It is important that the plan provides a robust response to this issue and at the same time facilitates appropriate development to continue in a way that is resilient to the potential consequences of flooding. **Policy 4: Approach to Flood Risk** Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where: 1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development[1] or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site). 2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk. 3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which: a. demonstrate that the vulnerability of the proposed use is compatible with the flood zone; b. identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source; c. propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime; d. include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff; e. incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances	

[1] As defined in the National Planning Practice Guidance, paragraph 046 (Reference ID:7-046-2014036)

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			where it is demonstrated that there are no feasible alternatives); f. demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure has been considered as a way of providing flood betterment and reducing flood risk overall. g. demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development. h. ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure. Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties. Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating "danger to some", "danger to most" and 'danger to all" will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required. Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a "danger to most" and 'danger to all" will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will only be permitted to open between 1st March and 31st October in any one year. No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance. 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 potential flood depths, velocity and categories of 'danger' over the lifetime of the development. 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. 3.5.3 Sites selected for development in the plan have been considered using the mapping outputs contained in the Strategic Flood Risk Assessment. A range of options was considered and the sequential test was undertaken alongside the sustainability appraisal. As the area covered by the flood zones is extensive in the Local Plan area, it was not possible, consistent with wider sustainability objectives, for all development to be located in zones with a lower probability of flooding. Many of the areas of land at lowest risk of flooding are in isolated areas, unrelated to settlements. Satisfying housing need in the most sustainable existing communities has therefore necessitated the need for a different approach to the distribution of growth to meet housing need. 3.5.4 The proportion of growth allocated to settlements has therefore been distributed according to the sustainability of the settlement balanced against the risk of flooding. The sequential test was then undertaken within the settlement boundaries, as opposed to a district	

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			wide search, which is advocated in National Planning Guidance. Sites allocated in the 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. However, site specific flood risk assessments, will still need to demonstrate that the proposed development on allocated sites will be safe for its lifetime. This will include proposing mitigation measures to deal with the potential consequence of flooding, should flood defence infrastructure fail. 3.5.5 The provisions of the Local Plan will ensure that housing need within settlements is met. However, going forward the steer of national policy will need to be applied and future speculative and windfall proposals will be required to use a Borough or District wide search area when undertaking the sequential test. This will ensure that development is directed to areas at the lowest risk of flooding and that development in the highest risk areas only proceeds by exception (i.e. meeting the Exceptions Test). Policy 5 facilitates this approach and provides a framework against which future development will be considered. Further guidance on all aspects of development and flood risk can be found in the South East Lincolnshire Strategic Flood Risk Assessment[34].However, where development is proposed to satisfy an identified need it may be appropriate to reduce the search area to a particular catchment. 3.5.6 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 (and Highways Authority), the Environment Agency, Internal Drainage Boards, and Anglian Water 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. 3.5.7 Mitigation may also be incorporated in SuDS which are likely to be required irrespective of the flood risk. All major developments will be expected to incorporate Sustainable Drainage Systems (SuDs) as standard. SuDS can vary substantially in terms of what is required, from rain water harvesting to water retention and treatment (e.g. through reed beds). Some SuDS may be an adequate response to surface water flood issues. Surface water connections to the public sewerage network should only be made in exceptional circumstances where it can be shown where there are no feasible alternatives. 3.5.8 The Boston Combined Strategy seeks to reduce the risk of tidal flooding to the town over the next 100 years. The Strategy includes the construction of a strategic-level flood mitigation defence, known as the Boston Barrier, which is expected to be completed by 2020. It will be of significant benefit to the urban area of Boston, reducing the likelihood of flooding and improving confidence to invest in the town. An integral part of the strategy includes the raising of the Witham Haven Banks. Future bank raising is likely to include the need for wider crest widths (for safer access/working) and flatter side slopes (for increased stability) and hence will require a wider overall footprint. It is therefore necessary to safeguard an area of 50m from the toe of the existing defence in order to facilitate these works. This will enable access for plant and machinery required to construct the works, although the final footprint of the completed works will be less than 50m. **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~~ 'danger for some', 'danger for most' and 'danger for all' hazard zones	
PMM006	Former Policy 6: Meeting Physical Infrastructure and Service Needs (renumbered as 5)		• Amend the supporting text to read: 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	The change was made to aid clarity in the interests of the effectiveness of the policy.

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			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. There are various active partnerships within the County and mostly lead by the Greater Lincolnshire Local Enterprise Partnership taking forward work on infrastructure (e.g. water management and also infrastructure provision). A proposal within the SELLP Infrastructure Delivery Plan is to augment this partnership working with a Utilities Forum to consider, in particular, arising energy needs and infrastructure provision. It is expected that the Utilities Forum will need to be held on an annual basis or more often as appropriate. • Provide more clarity on location and need for school improvements **Policy 6 5: 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. The growth proposed by the Local Plan is likely to require an increase in the capacity of education provision which will need to be met in the following locations and settlements; • New secondary schools for Boston (to the west of the urban area) and for Spalding on the site, measuring 8.5Ha, identified south of housing site Mon008 on the Spalding Inset Map; • Extended secondary school capacity for Old Leake, Holbeach, Long Sutton and Donington; • New primary school provision for Boston serving SUE site Sou006 [Policy 13] and for Spalding serving the Vernatts SUE [Policy 15] and other committed housing developments and for Holbeach; • Extended primary school provision within; Boston, Spalding, Crowland, Donington, Holbeach, Long Sutton, Pinchbeck, Swineshead, Sutterton, Deeping St Nicholas, Gosberton, Quadring, Surfleet and Weston. 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 e.g. the Sustainable Urban Extensions (SUE's) 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. 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.	Correction of factual error

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PMM007	Former Policy 7: Developer Contributions (renumbered as 6)		• Amend the policy to read:
			Policy ~~7~~ 6: Developer Contributions
			
			Developments of 11 or more dwellings~~, and~~ or which have a combined gross floor space of more than 1,000 sqm, or non-residential development of 1,000sqm gross floor space or more will be expected to mitigate their 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 floor space 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 and services required by the development, either alone or cumulatively with other developments. Contributions will be determined having regard to:
			
			• the identified needs generated by the proposed development;
			• the viability of the proposed development; and
			• the priorities attached to meeting individual local and strategic infrastructure and service requirements.
			
			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.
			
			Developer contributions relating to the provision of:
			
			• affordable housing will be made in accordance with Local Plan Policy 18: Affordable Housing;
			• transport infrastructure will be made in accordance with Local Plan Policy 33: Delivering a More Sustainable Transport Network, and where appropriate:
			  ○ Policy 13: South-West Quadrant Sustainable Urban Extension;
			  ○ Policy 14: South of the North Forty Foot Sustainable Urban Extension;
			  ○ Policy 15: Vernatts Sustainable Urban Extension;
			  ○ Policy 16: Holbeach West Sustainable Urban Extension;
			  ○ Policy 34: Delivering the Boston Distributor Road; and
			  ○ Policy 35: Delivering the Spalding Transport Strategy;
			• education facilities will be made in accordance with the requirements set out in Appendix 8: Developer Contributions for Education Facilities;
			• health facilities will be made in accordance with the requirements set out in Appendix 9: Developer Contributions for Health Facilities; and
			• sport facilities, recreational open space and other green infrastructure will be made in accordance with Local Plan Policy 32: Community, Health and Well-being.
			
			In addition, the ~~P~~provision of developer contributions should be in accordance with the relevant requirements of:
			
			• The proposed 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
				The changes are made to aid clarity in the interests of the effectiveness of the policy.

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			• a Community Infrastructure Levy (CIL) charging schedule, if considered appropriate in the long-term. • Para 3.7.3 is amended to read: 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 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~~ 4), affordable housing (Policy ~~15~~ 18), open space and community facilities (Policy ~~28~~ 32) and transport (Policies ~~29~~ 33,~~and 30~~ 34 and 35). Where known, infrastructure required as part of the development of the Sustainable Urban Extensions in Boston, Spalding and Holbeach are set out in Policies 13 to 16 respectively. ~~Vernatts and Holbeach West Sustainable Urban Extensions is set out in Policies 12 and 13.~~ • Para 3.7.12 is amended to read: The Local Planning Authorities will re-negotiate planning obligations where necessary consistent with national policy[10]. Appropriate developer evidence on viability ~~information~~ should be submitted to provide the basis of such negotiations. • Para 3.7.14 is amended to read: Where a developer can demonstrate that 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. In this regard, careful consideration will need to be given to prioritising the provision of one or more items of infrastructure and/or service at the expense of others. • Add two paragraphs from LCC to justification and renumber accordingly 3.7.15 As a major interested party in the consideration of developer contributions, Lincolnshire County Council (LCC) would expect to identify all the necessary S106 demands from an individual scheme through the consultation processes on individual planning applications. LCC recognises the potential impact of viability assessments on the ability to deliver all such demands and has an internal prioritisation process to enable, where necessary, choices to be made as to what contributions are prioritised. Provided that LCC are party to the viability negotiations these choices can be assessed accordingly and alternative funding sources pursued as required. LCC would envisage that the use of MOU's, as have been developed on other schemes between key parties including the District LPA and landowners or developers, would provide a mechanism for identifying and agreeing the most appropriate delivery mechanism for phases of particular schemes. 3.7.16 The Councils will continue to consider, when determining planning applications, the restrictions of the Community Infrastructure Regulations on the use of planning obligations (section 106 of the Town and Country Planning Act 1990, as amended) and highways agreements (section 278 of the Highways Act 1980). The SWRR and BDR have long been regarded as requiring delivery in distinct sections – each an 'infrastructure project' in the words of regulation 123. Therefore, each project would have a pool of developments from which to secure contributions. This is reflected in the proposed Local Plan SUE policies for the two towns and will be considered through the relevant planning applications and in the wording of relevant agreements.	
PMM008	Former Policy 8: Improving South East Lincolnshire's Employment Land Portfolio (renumbered as 7)		• Add to para 4.1.1 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.	The change was made to aid clarity in the interests of the effectiveness of the policy.

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			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. Appendix 5: 'Allocations – Infrastructure requirements, constraints and mitigation' of the Local Plan provides an assessment of constraints and infrastructure that may need to be met on the allocated employment sites. Whilst these considerations may change over the plan period they are a useful starting point in preparing development proposals. • Set out the proposed number of jobs in the policy and update the policy to reflect the current situation. **Policy 8 7: 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 **some 17,600** job**s** ~~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.~~ On Mixed-use development sites, which incorporate main employment uses under Class B as specified for each site, together with other identified appropriate employment-generating uses, non-Class-B uses will only be supported where the applicant can demonstrate they are ancillary to the effective functioning of the Mixed-Use Area identified #. A master plan 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 #.	The text has been amended to take account of ID Planning's hearing statement para2.9. [Contained in 'Examination Hearing Statements' for 'Matter 5'] Mr C Massey [Respondent no. 341] reported part of the de-allocated site (formerly BO005 - now BO006) immediately to the south of the southern boundary of Pilgrim Frozen Foods has already been developed under Planning Application B/17/0014. The error is accepted to aid clarity in the interests of effectiveness. Changes have been made to references to comply with the inset map and references in Employment Land Technical Paper and the SELLA to aid clarity and effectiveness. CO002 and DO010 now have planning permission for residential development and therefore retaining the sites as an established employment site is no longer appropriate. MO001 is now designated as a Housing allocation MOU035 – additional site and it is therefore no longer appropriate to retain its designation as an established employment site. KI002 and KI015 have been swapped to be in number order.

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~~7	18.0	B1, B2, B8
BO0~~35~~08	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
CRO0~~9~~7	Thorney Road, Crowland	1.7	1.7	B1, B2, B8
HO002	Holbeach Food Enterprise Zone*#	17.0	16.0	B1, B2, B8, D1
KI00~~4~~1	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

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
				FP Booth and Son has recently been taken over by Mason Bros.

SP001	Wardentree Lane, Spalding	182.9	34.6	B1, B2, B8
SP002	Lincs Gateway, Spalding*#	18.1	3.7	B1, B2, B8, 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	1.63	0.2	B1, B2, B8
SB005	Railway Lane Industrial Estate, Sutton Bridge	0.60	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
SB00~~6~~7	Wingland Power Station	8.0	-	-
SB014	Wingland Power Station B	14.4	14.2	B1, B2, B8 – power generation

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason

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.

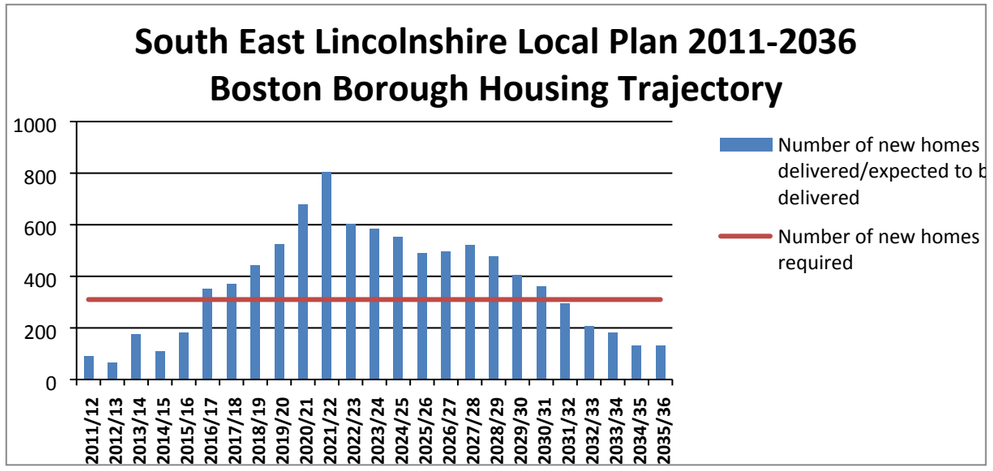
Reference	Established Employment Sites	Location
BO002	Boston Trade Park	Boston
BO003	Nelson Way Industrial Estate	Boston
BO004	Broadfield Lane Industrial Estate	Boston
BO005	Redstone Industrial Estate	Boston
BO011	Metsawood/Fogarty's	Boston
BO012	Tulip Ltd	Boston
BO015	Station Street	Boston
BO0~~34~~56	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~~

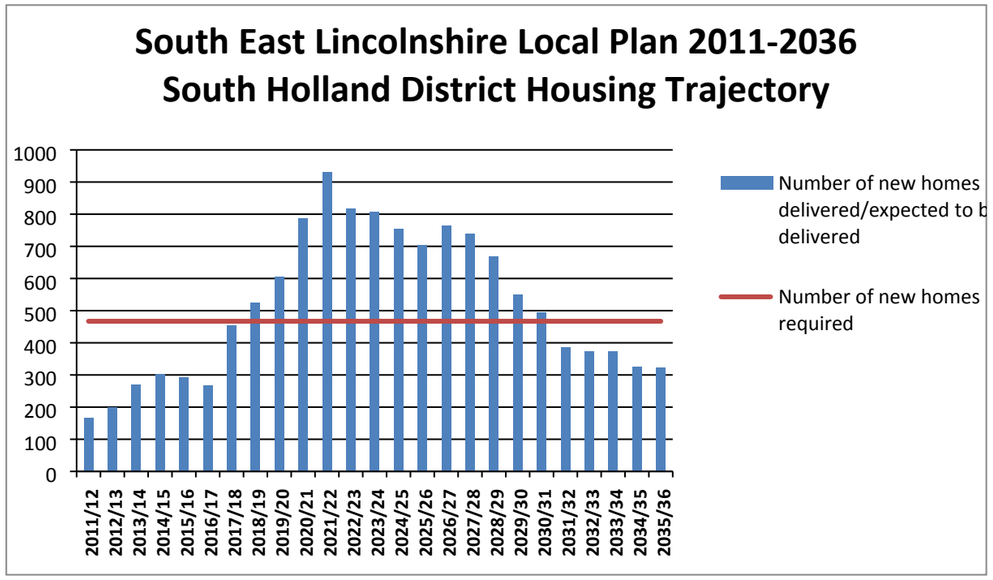
Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			FL001 Intergreen Fleet Hargate FL004 Hallgate north Fleet Hargate FL006 Hallgate south Fleet Hargate FR001 Freiston Enterprise Park Freiston GO002 Morris Machinery Gosberton GO003 Prince Build Gosberton HO001 Fleet Road Industrial Estate Holbeach KI002 Manor Road Kirton KI015 Wash 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 QU00~~2~~5 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	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			SW002 Station Road Industrial Estate Swineshead SW003 ~~PF Booth & Son~~ Mason Bros Swineshead WH001 Whaplode Industrial Estate Whaplode WE001 Flamingo Flowers Weston WI001 Scania Wigtoft • amend Para 4.2.7 to read: 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~~ 7 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 master plan. However, promoting mixed-use development means that there is considerable overlap with the ~~town centres and~~ visitor economy policies, retail and town centre policies (see Policies 9 ~~and 21-23~~, 24, 25 and 27). 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~~ 7 will be refused, unless clearly ancillary to the uses identified. • Add to beginning of para 4.2.9 as follows: The Restricted Use Employment Sites are either already operational or have planning permission on the site areas identified, apart from Sutton Bridge Port which is proposed for extension. They will contribute an additional 34ha of land….. • Paragraphs added re the Spalding Rail Freight Interchange. Spalding Rail-Freight Interchange 4.2.14 The Local Plan: Draft for Public Consultation (including site options for development), January 2016, contained a policy proposing the safeguarding of 112ha of land south of Spalding for the development of a Spalding Rail-Freight Interchange (RFI). 4.2.15 This proposal had been informed by a significant amount of work (including public consultation) which was undertaken to identify a South Holland District Council-approved preferred site for a RFI in 2010. This site was subsequently promoted in the Local Plan: Combined Options and Sustainability Appraisal Report (May 2013) on the basis that it recognised the locational requirements for this type of facility, and the detailed findings of the 2009 consultant's report titled 'Rail-Freight Interchange Facilities for South Holland District'[i]. The Spalding RFI was promoted in the emerging Local Plan because of a known developer interest in the project. Unfortunately, the developer in question was unable to reconfirm its interest - and therefore evidence deliverability of the project - in time for the preparation of the Preferred Sites for Development document in 2016. Consequently, it has not been possible to continue to promote the proposal and its identified site through the Local Plan. 4.2.16 Notwithstanding this situation, the Joint Committee remains supportive of the principle of developing a Spalding RFI on the previously-identified site. [i] Rail-Freight Interchange Facilities for South Holland District – Intermodality • Amend 07 Long Sutton, 12 Butterwick, 16 Fleet Hargate, 22 Quadring to show the employment sites • Amend 02 Spalding and Pinchbeck to modify the boundary of Lincs Gateway to conform with the planning permission. • Amend 19 Moulton to delete Mo001	The changes are made to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
PMM009	New Policy 8 for prestige employment sites		Produce a new policy on the 5 key (prestige) employment sites **4.3 Prestige Sites Policy** 4.3.1 Policy 7 of the Local Plan identifies six prestige sites and the potential employment and other uses expected to be delivered. Policy 8 provides the overall requirements that apply to all the Prestige sites and further detailed parameters that must be considered in bringing forward development on each site. **Policy 8 : Prestige Employment Sites** The prestige sites identified in Policy 7 and on the Policies Map will each require a master plan. The following general principles will apply to the prestige sites: 1. Delivery of a mix of employment opportunities that include the target sectors of agri-food, logistics, education, research and development, and the visitor economy as appropriate to each site; 2. Well-designed schemes that deliver high quality development; 3. Good access to the strategic highway network; 4. Good connections into the local public transport, pedestrian and cycle network; 5. The incorporation of landscaping schemes that contribute to a high quality development and where appropriate, mitigate the impacts of the prestige site with neighbouring developments and the open countryside. 6. Ensure any flood risk issues are considered in line with Policy 4. The masterplans and any subsequent planning applications will need to take account of the following key parameters for each site. **Q2: The Quadrant, Boston** • The site forms part of the Sustainable Urban Extension (Sou006) to Boston (see Policy 13). • Development will comprise B1, A1, A2 and A3 uses associated with the community hub and marina hub as set out in Policy 13. • Access and internal road infrastructure will be delivered as part of an agreed comprehensive development of Sou006. • Provide a scheme that delivers utilities, water & foul water, surface water drainage & flood mitigation upgrades with reference to Policies 4 and 13. • Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site. • Ensure a Heritage Impact Assessment is undertaken to identify any mitigation associated with the employment elements of the site with respect to the scheduled ancient monument to the north east of the site. **Holbeach Food Enterprise Zone** • The site will be subject to the production of a Local Development Order that will facilitate delivery of the site. • Development will comprise B1, B2, B8 and D1 uses. • Main access to be provided through improvements to the Peppermint Junction onto the A17 from the A151 and additional roundabout on the A151 to service the site. • Additional internal road infrastructure is required to service new development off the main access point to the site. • Provide a scheme that delivers utilities, water & foul water, surface water drainage & flood mitigation upgrades.	The change was made in order to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			• Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site. **Kirton Distribution Park** • Development will comprise B1, B2 and B8 uses with some ancillary sui-generis use permitted. • Access to be provided by existing infrastructure via the junction to the A16 and the spine road that is present on the site. • Additional internal infrastructure is required to service new development off the existing spine road within the site. • Flood risk mitigation measures are already in place for the site but additional flood risk assessments will be required with individual applications. • Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site. **Bridge Road, Long Sutton** • Development will comprise B1, B2 and B8 uses. • Access to be provided from Bridge Road. • Additional internal road infrastructure is required to service new development. • Provide a scheme that delivers utilities, water & foul water, surface water drainage & flood mitigation upgrades. • Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site. **Lincs Gateway, Spalding** • Development will comprise B1, B2 and B8 uses with some ancillary A3 and A4 uses permitted. • Access to be provided at two points off the B1173 and Barrier Bank from the A16/ A1175. • Additional internal road infrastructure is required to service new development off the two access points to the site. • Provide a scheme that delivers utilities, water & foul water, surface water drainage & flood mitigation upgrades. • Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site. **Clay Lake, Spalding** • Development will comprise B1, B2 and B8 uses. • Access to be provided from the A16. • Additional internal road infrastructure is required to service new development off the main access to the site. • Provide a scheme that delivers utilities, water & foul water, surface water drainage & flood mitigation upgrades. • Deliver a landscaping scheme that ensures the site respects the character of the open countryside that is adjacent to the site.	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			4.3.2 Further information is provided by the indicative layouts in Appendix 10 which illustrate in broad terms the expected layout of each site in terms of uses and the main constraints that need to be taken of account in bringing forward each site. The sites have a varied status at the point of adoption of the Local Plan with some benefiting from planning permission and a degree of development already in place; whilst others have no specific proposals worked up as yet. The site at Holbeach (Food Enterprise Zone) is subject to a Local Development Order process. **Monitoring** For each site: Completion of masterplan Total amount of additional (net and gross) employment floor space by type Available employment land with and without planning permission • Update: 01 Boston, 02 Spalding and Pinchbeck, 05 Holbeach, 06 Kirton, 07 Long Sutton Inset Maps to show these prestige Employment Sites • Show indicative layouts in Appendix 10	
PMM010	Policy 9: Promoting a Stronger Visitor Economy	149	• Amend Paragraph 4.4.2 last sentence: 'Development, such as that related to the Fens Waterways Project, which concerns ~~that relates to~~ key assets will be supported, while respecting the sensitivity of some of the areas where such development may take place.' • Amend Paragraph 4.4.3 second sentence: Locating most new visitor-related development, such as the proposed marina and related development at Q2: The Quadrant in Boston, 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.	The MIQ picks up Neil Kempster's comment (Response Number 420) and asked whether the policy should refer to the Fens Waterways Project. It is considered this would benefit the policy and make it more effective.
PMM011	Policy 10: Meeting Objectively Assessed Housing Needs		• Delete Figure 4: South East Lincolnshire Housing Trajectory 2011-2036, and replace it with Figures 4 and 5 shown as below. Figure 4: Boston Borough Housing Trajectory 2011-2036  	To improve the Plan's clarity and effectiveness and reflect the fact that the two Councils remain separate local planning authorities for development management purposes and will consider 5-year housing land supply separately.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Figure 5: South Holland District Housing Trajectory 2011-2036  • Update housing targets and justification **5.2 Meeting Objectively Assessed Housing Needs** **Policy 10: Meeting ~~Objectively~~ Assessed Housing ~~Needs~~ Requirements** Provision will be made for a net increase of at least ~~18,675~~ 19,425 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~~ 7,744 at 310 per annum 2. South Holland: ~~11,125 at 445 per annum~~ 11,681 at 467 per annum **Reasoned Justification** 5.2.4 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~~ for periods within the last five years and more 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 Assessed Housing Requirement is derived from the Strategic Housing Market Assessment (SHMA) Update Report for the two HMA's (March 2017) with an uplift of 5% applied to increase the potential supply of affordable housing. The SHMA	To improve the Plan's clarity and effectiveness, and to apply a 5% uplift to the housing requirements (see ED127).

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			(March 2017) reports relatively low rates of vacant dwellings for the two HMA's (Boston Borough at 1.6% and South Holland at 1.9%). The per annum figures in Policy ~~10~~ 9 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. 5.2.5 In recognising the under-delivery of 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 trajectories~~y~~ below ~~for the Local Plan area~~ reflects housing commitments (planning permissions minus an assumed lapse rate) the housing allocations identified in the Local Plan, and windfall allowances. The detailed calculations (and the assumptions which underpin them) which make up the trajectories are set out in Appendix 4 to the Plan. 5.2.6 In the first six years of the Local Plan period (2011/12 to 2016/17), 1,860 dwellings should have been built in Boston Borough (310x6) and 2,802 in South Holland District (467x6). In fact, housing completions amounted to 971 in Boston Borough and 1,498 in South Holland, leaving a shortfall of 889 dwellings in Boston Borough and 1,304 in South Holland District. There are two well-established approaches for dealing with past shortfalls, which are known as the 'Sedgefield' and 'Liverpool' methods (the 'Sedgefield' method seeks to meet any shortfall over the following five years, whereas the 'Liverpool' method spreads it over all the remaining years of the plan period). The Local Plan's housing provisions (both commitments and allocations) rely heavily on Sustainable Urban Extensions, which will help to deliver important new infrastructure. As a consequence of their scale and complexity, these Sustainable Urban Extensions are not expected to deliver new dwellings until later in the Local Plan period. Thus, the provisions of the Local Plan are significantly 'back-loaded' and the shortfalls from the Local Plan's first six years will therefore be met over all the remaining years of the Plan period (i.e. the 'Liverpool' method will be used).	
PMM012	Policy 11: Distribution of New Housing	268	• Update paragraphs and policy as follows: 5.3.4 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. The Peterborough Sub-Region Strategic Housing Market Assessment Update Report (October 2015) does not provide assessments for sub-areas within South Holland District. 5.3.5 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. Policy 1: Spatial Strategy is the main supporting policy through which to assess infill development opportunities (with reference to the relevant Inset Map). 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, custom-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, approximately, the following housing numbers: **A. Sub-Regional Centres** Boston (incl. Parts of Fishtoft and Wyberton Parishes)* ~~5900~~ 6111	To correct errors and identify the Sustainable Urban Extension (SUE) sites. To improve the Plan's clarity and effectiveness. To apply a 5% uplift to the housing requirements (see ED127) To identify a new Housing Allocation in Boston (Fis017A), which offers significant sustainability advantages, and will contribute to meeting the increased housing target for the settlement. To identify a new Housing Allocation in Bicker (Bic004) in replacement for a Housing Allocation (Bic005) which is no longer considered to be available. To identify a new Housing Allocation in Moulton (Mou035), which offers significant sustainability advantages

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Spalding ~~5255~~ 5510 **B. Main Service Centres** Crowland ~~500~~ 524 Donington ~~450~~ 472 Holbeach ~~2100~~ 2202 Kirton (incl. parts of Frampton Parish)* ~~500~~ 514 Long Sutton ~~580~~ 608 Pinchbeck ~~240~~ 252 Sutterton* ~~300~~ 308 Sutton Bridge ~~260~~ 273 Swineshead* ~~400~~ 411 **C. Minor Service Centres** Bicker* 50 Butterwick* 70 Cowbit 120 Deeping St Nicholas 80 Fishtoft* 50 Fleet Hargate 70 Gedney Hill 120 Gosberton 270 Moulton ~~90~~ 190 Moulton Chapel 130 Old Leake* 100 Quadring 130 Surfleet 180 Sutton St James 70 Tydd St Mary 40 Weston 310 Whaplode 130 Wigtoft* 30 Wrangle* 100 * Indicates a settlement in Boston Borough. Settlements with no asterisk are within South Holland District. Housing numbers are inclusive of extant planning permissions and dwellings built since April 2011.	and will contribute to meeting the increased housing target for the settlement.

Site Reference	Site Name	Site Area (Ha)	Site Capacity
Boston			
Cen001	Land north of Whitehorse Lane	0.48	~~50~~ 60
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
Fis017a	Land south of Wainfleet Road	9.62	200
Fis033	Land west of Toot Lane	7.39	222
Fis038	Land west of Church Green Road	1.76	53

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason

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 (SUE)	63.31	1515
Wes001	Land west of Freshney Way	0.37	11
Wes002	Land south of North Forty Foot Bank (SUE)	45.92	1138
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	1.38	41
TOTAL		**~~156.81~~** **166.45**	**~~4080~~** **4,290**
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 (SUE with Pin 045)	11.67	350
Pin025	Land east of Spalding Road	0.37	11
Pin045	Land west of Spalding Road (SUE with Pin024)	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

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change							Reason
					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~~48	70		
					TOTAL		**10.~~21~~19**	**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 (SUE)	42.2	750		
					TOTAL		**55.11**	**1,054**		
					Kirton					
					Kir016	31-33 London Road	1.25	~~25~~ 40		
					Kir034	Land east of Woodside Road	2.05	41		
					Kir041	Land to the west of London Road	5.1	102		
					TOTAL		**8.4**	**~~168~~ 183**		
					Long Sutton					
					Los008	Land east of Lime Walk	1.72	34		
					Los015	Land east of Seagate Road	10.74	215		

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change							Reason
					Los026	Land east of Lime Walk	2.29	46		
					Los046	Land east of Station Road	0.7	~~24~~ 14		
					TOTAL		**15.45**	**~~319~~ 309**		
					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~~**13.14**	263		
					TOTAL		**~~12.44~~13.14**	**263**		
					Sutton Bridge					
					Sub027	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~~ 10.49**	**~~285~~ 210**		
					Bicker					
					Bic004	Land east of Donington Road	1.35	27		
					~~Bic005~~	~~Land west of Low Gate Lane~~	~~0.48~~	~~10~~		
					Bic015	Land west of Drury Lane	0.51	10		

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason

Bic017	Land east of St Swithins Close	0.91	18
TOTAL		**~~1.90~~ 2.77**	**~~38~~ 55**
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~~ 23
TOTAL		**2.85**	**~~57~~ 65**
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	45
TOTAL		**2.69**	**45**
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

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason

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
Mou035	Former Gardman Premises, High Street,	2.58	52
TOTAL		**~~1.37~~ 3.95**	**~~27~~ 79**
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

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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~~ 3.32**	**~~99~~ 66**
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**

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Reasoned Justification • Amend 5.3.8 In the delivery of housing developments Policy ~~3~~ 2: Development Management and Policy ~~4~~ 3: Design of New Development will be key considerations in designing efficient and sustainable forms of housing. Appendix 5 of the Local Plan provides an assessment of constraints and infrastructure that may need to be met on the housing sites in Policy 11. Whilst these considerations may change over the plan period they are a useful starting point in preparing development proposals. • Amend 5.3.9 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..... Inset Map No. 1 – Boston • Extend The 'Housing Commitment' on the eastern side of Toot Lane to encompass all the land covered by permission B/15/0280 • Identify a 'Housing Allocation' (Fis017A) off Wainfleet Road, Boston Inset Map No. 10 – Swineshead • Delete the northern third of the 'Housing Allocation' (Swi038) at Station Road, Swineshead Inset Map No. 11 – Bicker • Delete the 'Housing Allocation' (Bic005) at Low Gate Lane, Bicker • Identify a 'Housing Allocation' (Bic004) at Donington Road, Bicker Inset Map No. 19 – Moulton • Identify a 'Housing Allocation' (Mou035) at former Gardman premises, High Street, Moulton Inset Map No. 27 – Whaplode • Redesignate the 'Housing Allocation' (Wha029) at Main Road, Whaplode as a 'Housing Commitment'	To correct an error. To identify a new Housing Allocation in Boston (Fis017A), which offers significant sustainability advantages, and will contribute to meeting the increased housing target for the settlement. Part of Swi038 is no longer available. To identify a new Housing Allocation in Bicker (Bic004) in replacement for a Housing Allocation (Bic005) which is no longer considered to be available. To identify a new Housing Allocation in Moulton (Mou035), which offers significant sustainability advantages and will contribute to meeting the increased housing target for the settlement. To reflect the fact that planning permission was outstanding for the development of Wha029 prior to 31st March 2017.
PMM013	New Policy 12 on release of reserve housing sites		**5.4 Release of Reserve Housing Sites** 5.4.1 The need to identify an alternative range of reserve sites for residential development is necessary to ensure that the strategy in the Local Plan provides sufficient flexibility in the event that development on allocated and existing commitments stalls. Appendix 5 of the Local Plan provides information with regard to the constraints and infrastructure requirements that may need to be met in bringing these sites forward. **Policy 12 - Reserve Sites** The following sites in the table below are identified on the Policies Maps as Reserve Sites. These are sites that will be brought forward for development in the event that the allocated sites do not deliver housing development at the expected	To provide flexibility to housing supply and to aid clarity in the interests of the effectiveness of the policy.

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rate as expressed in the Housing Trajectory (Appendix 4).

The trigger for releasing Reserve Sites will be determined by the application of the Housing Delivery Test set out in National Policy and Guidance.

The decision to release reserve sites will be made by the appropriate local planning authority where is has been determined from the Housing Delivery Test that it is necessary to release reserve sites. All reserve sites within the appropriate local planning authority will be considered for release.

Settlement	Site ref.	Site Name	Site Area (ha)	Site Capacity
Donington	Don035	Land to the north of Town Dam Lane	6.76	135
Holbeach	Hob011	Land to the south of Wignals Gate	3.48	70
Kirton	Kir036	Land to the north of Craven Avenue	3.84	77
Sutterton	Sut034	Land to the north of Wigtoft Road	2.47	49
Deeping St Nicholas	Dsn018	Land off New Road	1.90	38
Fishtoft	Fis041	Land to the east of Church Green Road	1.97	39
Gosberton	Gos011	Land to the north-west of Belchmire Lane	4.95	99
Moulton Chapel	Mou028	Land to the east of Roman Road	0.82	16
Old Leake	Old005	Land to the south and east of School Lane	0.66	10
Quadring	Qua006	Land to the south of Watergate	1.90	38
Surfleet	Sur018	Land between Station Road and the A152	5.06	101
Weston	Wsn034	Land to the south of High Road	7.06	141
Wigtoft	Wig015	Land to the east of Asperton Road	0.52	10

5.4.2 The SELLP identifies 13 reserve sites that are intended to be brought forward for development if the delivery of allocated sites and other housing commitments fails to meet the threshold of delivery set out in the Housing Delivery Test defined by Government policy.

5.4.3 The policy makes it clear that the Housing Delivery Test will be applied at an individual local authority scale. This is consistent with the approach to five year land supply that is set out for Boston and South Holland. A failure to meet the Housing Delivery Test in either Boston or South Holland Council areas will therefore trigger the release of all reserve sites within that authority's area. If both local authorities do not meet the Housing Delivery Test then the reserve sites will be released in both Councils' areas.

5.4.4 Specific attention will need to be paid to any consideration of the release of site Dsn018 in Deeping St Nicholas. Appendix 5 of the Local

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Plan notes that Deeping St Nicholas has existing challenges with respect to its capacity to deal with the treatment of wastewater and sewerage from any further new developments in the village. A suitable solution will need to be agreed with the Environment Agency and Anglian Water before planning permission is granted for development at the site. **Monitoring** No. of housing completions per annum by LPA No. of housing completions on released Reserve Sites • Update : 04 Donington, 05 Holbeach, 06 Kirton, 08 Sutterton, 14 Deeping St Nicholas, 15 Fishtoft, 18 Gosberton, 20 Moulton Chapel, 21 Old Leake, 22 Quadring, 23 Surfleet, 26 Weston, 28 Wigtoft Inset Maps to show these Reserve Sites.	
PMM014	New Policy 13 for Sou006		**5.5 South West Quadrant (Sou006) Sustainable Urban Extension** 5.5.1 The Sustainable Urban Extension (SUE) site identified as Sou006 on the Boston Inset Map is a large mixed development predominantly led by meeting housing needs but also incorporating significant highway infrastructure (part of the Boston Distributor Road), employment opportunities and tourist leisure attractions. An indicative layout plan (for illustrative purposes) can be found in an appendix to the Local Plan. **Policy 13: South West Quadrant Sustainable Urban Extension (Sou006)** Land to the south west of the existing urban area of Boston is allocated as a mixed use development and will be developed in accordance with a Masterplan for the area, to be agreed with Boston Borough Council, so as to deliver the following:- 1. Approximately 1515 new homes (of which about 1276 will be built in the plan period); 2. Approximately 2.5 ha of employment comprising of B1, A2, A3 and A4 uses; 3. Open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network; 4. A marina hub linked to the South Forty Foot Drainage channel and inland waterways incorporating moorings and associated marina facilities together with residential, commercial and leisure/tourist uses.; 5. Community Hub incorporating a site for a new Primary School, local shopping and community facilities; 6. A section of the Boston Distributor Road from London Road to the site and West End Road; 7. Satisfactory mitigation of flood risk; 8. Satisfactory mitigation for impact upon adjacent Scheduled Ancient Monument. 5.5.2 Site Sou006 is a large sustainable urban extension of about 63 ha. that is expected to deliver housing, employment and community infrastructure (through the mixed uses on BO008 and a site for a new Primary School), a marina linked to the inland waterways and a	This is done to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			network of open space. The primary means of access will be via a proposed section of the Boston Distributor Road. It is expected that the majority of development will be completed within the plan period. 5.5.3 The 1515 new homes (approximately) will provide a wide range of house types meeting affordable housing needs as identified in Policy 17 and a mix of housing as identified in Policy 16. Inclusive living with definable and distinctive neighbourhoods will be provided through good design and well integrated access and open space. Footpath and cycle access to community facilities and play space will also be integral to the residential areas. The provision of an integrated footpath network is particularly important to give options for dog walking and offset the likelihood of impacts upon the Wash coastal footpaths and areas of habitat importance (see Policy 24: The Natural Environment). 5.5.4 In addition to the residential uses, the Masterplan will be evolved around both a Marina and Community "Hub" to provide a unique mixed use development for the town. Further traffic modelling will be undertaken to inform the development of the Masterplan, design of the Distributor Road and the phased delivery of the development and associated transport infrastructure. 5.5.5 The Marina Hub will be a major focal point for the development, providing a prestigious location for a tourist/leisure attraction linked to the development of the regional inland waterways network. The Community Hub will provide a site for a new primary school, alongside local shopping and other community facilities. 5.5.6 A Heritage Impact Assessment as part of a wider archaeological assessment of the site will be required to ensure that the scheduled ancient monument located immediately adjacent to the north eastern extent of the site is appropriately considered with suitable mitigation measures as part of the Masterplan. 5.5.7 The site is identified as being vulnerable to the severest flood risk with a failure in tidal defences providing a threat of "danger for all" and so flood mitigation will be an essential requirement to ensure safety for residents now and for the expected lifetime of the homes. Sustainable urban drainage systems will also be necessary and these might work in combination with informal open space provision, ecological habitat creation and opportunities for drainage and water retention provided by the marina. **Monitoring** Number of housing completions within the sustainable urban extension per annum Area of land in B1, B2 and B8 use within the sustainable urban extension per annum Area of land in open space use (by type) within the sustainable urban extension per annum Length (Kilometres) of the Boston Distributor Road delivered within each five-year period (by phase) • Show indicative layout in Appendix 10	
PMM015	New Policy 14 for Wes002		**5.6 South of North Forty Foot (Wes002) Sustainable Urban Extension** 5.6.1 The Sustainable Urban Extension (SUE) site identified as Wes002 on the Boston Inset Map is a large residential development providing access to nearby existing employment opportunities and community infrastructure namely; a Primary School, Princess Royal Sports Area and sports pitches, and extensive retailing. The development also provides the opportunity for a local centre and is accessed, primarily, by part of the Boston Distributor Road. An indicative layout plan (for illustrative purposes) can be found in an appendix to the Local Plan. **Policy 14: South of the North Forty Foot Sustainable Urban Extension (Wes002)** Land to the south of the North Forty Foot and adjoining the existing urban area of Boston is allocated as a, predominantly, residential development and will provide:	Ensure main constraints are listed in SUE policies. This is done to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			1. Approximately 1138 new homes; 2. Approximately 10 ha of public open space and space of ecological value combined with Sustainable urban Drainage systems linked with integrated footpaths and where possible providing access to the wider permissive footpath network; 3. A 0.5.ha site for a Local Centre; 4. A Distributor Road (with landscaping) extending south to north to the North Forty Foot Drain; 5. Good pedestrian and cycle access to nearby employment and community facilities will be integral to the development; 6. Satisfactory mitigation of flood risk. 5.6.2 Site Wes002 is a large sustainable urban extension of about 46 ha. which is expected to deliver housing, community infrastructure, a network of open space and good access to nearby primary school provision (existing). Employment opportunities lie immediately to the south and a wide range of shopping facilities within a mile. The primary means of access will be via the Boston Distributor Road joining the existing access on Gilbert Drive and then going northwards to the North Forty Foot Drain. The development is expected to be completed in the plan period. 5.6.3 The 1138 new homes (approximately) will provide a range of house types meeting affordable housing needs as identified in Policy 17 and a mix of housing as identified in Policy 16. Inclusive living with definable and distinctive neighbourhoods will be provided through good design and well integrated access and open space. Footpath and cycle access to community facilities and play space will also be integral to the residential areas. The provision of an integrated footpath network is also particularly important to give options for dog walking and offset the likelihood of impacts upon the Wash coastal footpaths and areas of habitat importance (see Policy 24: The Natural Environment). 5.6.4 The site is identified as being vulnerable to severe flood risk with a failure in tidal defences providing a threat of "danger for all" or "danger for most" and so flood mitigation will be an essential requirement to ensure safety for residents now and for the expected lifetime of the homes. Sustainable urban drainage systems will also be necessary and these might work in combination with informal open space provision and ecological habitat creation. **Monitoring** Number of housing completions within the sustainable urban extension per annum Area of land in open space use (by type) within the sustainable urban extension per annum Length (Kilometres) of the Boston Distributor Road delivered within each five-year period (by phase) • Show indicative layout in Appendix 10	
PMM016	Former Policy 12: Vernatts Sustainable Urban Extension (renumbered as 15)		• In response to comments made by Historic England (Response Number 363), Pedals (Response Number 363), Anglian Water (Response Number 477), Broadgate Homes Ltd. (Response Number 451) and discussions at the examination the policy and justification has been amended as follows: **5.7 Vernatts Sustainable Urban Extension**	This is done to aid clarity in the interests of the effectiveness of the policy.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Policy ~~12~~ 15: Vernatts Sustainable Urban Extension Land to the north of the Vernatt's Drain, as identified on the Policies Map Inset for Spalding and ~~(~~Pinchbeck ~~and Spalding Inset)~~, will provide approximately 4,000 dwellings and supporting community infrastructure, ~~the Northern~~ Sections 4 and 5 ~~and part of the Central Section~~ of the Spalding Western Relief Road (SWRR) and significant open space. The Vernatts sustainable urban extension (SUE) 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 Section 5 of the ~~Northern Section of the~~ SWRR), and the Local Highway Authority's acquisition of the land required for the SWRR through to Blue Gowt Lane; 2. the development of approximately 500 dwellings on land to the east of the Joint Line railway and north of the proposed ~~Northern~~ Section 5 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 5 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 Section 5 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~~ to 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 4 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 agreements and relate to the provision of:	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			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; and 5. mitigation and/or enhancement measures in respect of the historic environment. Development proposals will be expected to: i. undertake a heritage impact assessment to inform the master planning of the site. The heritage impact assessment will identify heritage assets including non-designated archaeology, assess their significance, and assess the impact of the development on their significance. Appropriate measures for mitigation and enhancement will be identified and set out in the assessment; ii. the heritage impact assessment results should inform the approaches to the layout and design of development across the site. Planning applications for the site should accord with the heritage impact assessment; iii. provide an element of affordable housing in accordance with Policy ~~15~~ 18; iv. provide a range of dwelling types and sizes to deliver a balanced community over the lifetime of the development; v. take account of agreed Design Codes (or other mechanisms employed) to ensure high-quality and locally-distinctive design; vi. make appropriate provision of on-site open space, including any specific requirements identified to mitigate any impacts identified by project-level HRA; vii. maximise opportunities for safe and convenient walking and cycling by giving careful consideration to the location of key uses within the sustainable urban extension and by providing links to neighbouring areas; viii. integrate sufficient car and cycle parking in accordance with the standards set out in Policy ~~31~~ 36; ix. demonstrate that potential noise and visual impacts arising from the SWRR and the Joint Line railway can be adequately mitigated; ~~and~~ x. incorporate a foul drainage strategy for the sustainable urban extension as a whole, and for each phase; and xi. 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.~~ Phases 1 and 2 of development will be required to contribute to the delivery of Section 5 of the SWRR, and Phase 3 will be required to contribute to the delivery of Sections 3 and 4 of the SWRR. These contributions will be in accordance with the Local Highway Authority's approved SWRR Delivery Strategy[70]; In respect of all three Phases, South Holland District Council and the Local Highway Authority will seek to secure formal	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			agreements with relevant developers/landowners on financial and other contributions. However, if necessary, the authorities will also consider the use of statutory powers, including compulsory purchase, to ensure delivery of the SWRR. Notwithstanding the provisions of other policies in this Local Plan, all proposals for development within the designated area of this SUE will be subject to developer contributions. Development proposals for these three Phases which do not meet the detailed requirements set out in the SWRR Delivery Strategy or which compromise the strategic role of the road will not be permitted. Specifically, housing development cannot commence on: • Phase 1, until such time as the land required for the route of Section 5 to Blue Gowt Lane is acquired by the Local Highway Authority; and • Phase 3, until South Holland District Council, as local planning authority, has approved the number of dwellings that could be provided in advance of the completion of Section 3 of the SWRR (which links the Vernatts SUE with the A151 Bourne Road should there be a delay in its delivery. 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, which must conform to the approved SWRR Delivery Strategy. The preparation of master plans should have regard to the key constraints outlined below. In respect of the whole of the proposed development: • water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required; and • foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. In respect of Site Pin045 (covering Phase 1 and part of Phase 2): • it is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some', and flood depth in 2115 as up to 1m. Development will be required to include appropriate mitigation; • gas mains cross the site; • water mains and sewers cross the site; and • the South Holland District Council (SHDC) contaminated land register refers to the railway line and to filled land near this site. In respect of Site Pin024 (covering part of Phase 2 and Phase 3): • it is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some', 'low hazard and 'no hazard' and flood depth in 2115 as up to 0.5m. Development will be required to include appropriate mitigation. • water mains cross the site; and • it wraps around a pottery which is identified on the SHDC contaminated land register.	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			Reasoned Justification 5.7.3 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.~~ ~~5.7.4 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].~~ 5.7.4 A heritage impact assessment will ensure that, in addition to potential archaeology, the various land drains and field patterns forming part of the historic landscape character of the area, and associated with the Vernatt's Drain, are taken into account in preparing the master plans. 5.7.5 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 28). All provision should also be identified on the respective master plans for each phase. 5.7.6 To support the delivery of the proposed urban extension and the strategic SWRR, the policy seeks to ensure that land required to deliver the SWRR through each phase of the development is secured. South Holland District Council's expectation is that this should be through acquisition of the required land by the Local Highway Authority. The precise details of the mechanism for the securing of the land will be identified in the approved SWRR Delivery Strategy. As part of the Local Highway Authority's approach to supporting the delivery of the SWRR, the County Council has confirmed that it will seek to utilise its statutory powers to secure the land if necessary. This approach seeks to ensure that the phases of development and their respective timing align with the delivery of the strategic highway infrastructure. 5.7.7 South Holland District Council and the County Council will utilise their best endeavours to secure the completion of Section 3 of the SWRR in advance of the commencement of development on Phase 3 of the SUE, in order to create two principal points of vehicular access into the urban extension as soon as possible, and thereby help to spread the impact of traffic arising from the proposal. However, there might be unavoidable delays associated with the road's construction which should not unduly delay the commencement of housing development on Phase 3 if market circumstances are favourable. Accordingly, careful consideration would be given to identifying the number of dwellings that could be accommodated on Phase 3, in traffic-management terms, should there be a delay in providing the second point of access. 5.7.8 Further background in respect of the provision of the SWRR is set out in Policy 35: Delivering the Spalding Transport Strategy. **Monitoring** Number of housing completions within the sustainable urban extension per annum ~~Amount~~ Length (kilometres) of the northern phase of the SWRR delivered within each five year period • Show indicative layout in Appendix 10	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
PMM017	Former Policy 13: Holbeach West Sustainable Urban Extension (renumbered as 16)		• Delete National space standards from bullet point 3 of policy 3. an overall housing mix to include housing designed to ~~meet the national space standards[10]~~, **be** capable of being readily adapted to meet a range of needs and/or housing to meet specific needs; and justification 5.8.6 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. • Amend bullet point 4.i. of policy as follows: 4.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 and to enhance the historic environment;' Add the following sentence to the end of paragraph 5.8.11: 5.8.11 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 master plan. 'Meanwhile the promotion of green infrastructure alongside the drainage channels will help reflect the distinctive historic landscape character of the area in the design of any new development.' • Add new criterion 7 (as below) and renumber existing criterion 7 and subsequent criteria accordingly: '7. a foul drainage strategy for the Holbeach West Sustainable Urban Extension as a whole, and for each phase;' In paragraph 5.8.4, second sentence, insert the following after 'internal road network': 'and the foul drainage system' should…. • point out that access from food enterprise centre and residential is from Peppermint Junction • support the provision of the roundabouts on the A151 and at the A151/A17 junction which will enable access to the residential site and the proposed Holbeach Food Enterprise Zone; • Include provision in the policy to ensure that no residential proposals for residential development on the SUE, regardless of number of dwellings, can avoid making developer contributions by inserting the following paragraph: Notwithstanding the provisions of other policies in this Local Plan, all proposals for development within the designated area of this SUE will be subject to developer contributions. • Ensure main constraints are listed in SUE policies. Therefore, at end of policy insert:	Historic England's comments (Response Number 364) on the need to promote the interests of the historic environment in planning for the development of the Holbeach West Sustainable Urban Extension are accepted. Anglian Water's comments (Response Number 478) on the need to take account of foul drainage issues as well as managing the risk of surface-water flooding in planning for the development of the Holbeach West Sustainable Urban Extension are accepted. To aid clarity in the interests of effectiveness.

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			The preparation of a master plan should have regard to the key constraints outlined below: 1. the site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as 0m-1.0m. Development will be required to include appropriate mitigation; 2. the site has considerable heritage significance as it comprises the immediate and wider setting of a Grade II listed building (The Old Cottage); 3. a sewer pipe crosses the site; and 4. the site lies within the encroachment zone for Holbeach Water Recycling Centre. • Show indicative layout in Appendix 10	
PMM018	Former Policy 14: Providing a Mix of Housing (renumbered as 17)		**5.9 Providing a Mix of Housing** **Policy ~~14~~ 17: 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.~~ The provision of new houses will seek to meet the long term needs of the plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs. A growing ageing population with the increasing likelihood of mobility and disability needs to be met also make up over 10% of housing needs over the plan period and these should be met through provision of homes capable of adaption and also through specialist care home provision. With a decreasing ability to access everyday facilities independently and an increasing need for healthcare, specialist care home provision should be located in the most sustainable settlements e.g. Sub-Regional Centres and Main Service Centres. The Local Plan will also seek to meet the housing needs of non travelling Gypsy and Traveller households and also custom and self builders as they may come forward.	To aid clarity in the interests of effectiveness.

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			Reasoned Justification 5.9.2 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]~~. The Strategic Housing Market Assessments for both Boston and South Holland identify that over 80% of new homes (for market houses) should provide two or three bedrooms (about 30% two bedrooms and 50% three bedrooms). The need for four or more bedrooms as market housing is above 15% for South Holland but in Boston Borough this need is less (at about 12%). To meet affordable housing the needs in both areas are also for one bedroom accommodation (about 30% in Boston Borough and about 25% in South Holland). 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.~~ 5.9.3 In consideration of the mix of house types it will also be important for developers to provide ~~housing units~~ homes 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].~~ Homes that are capable of adaption over time (e.g. through Part M of the Building Regulations) will help to meet the evolving needs of people with disabilities and the ageing population. South East Lincolnshire has a growing ageing population with an increasing likelihood of mobility and care support needs to increase over the plan period. The delivery of specialist housing is complex whether provided by the private or public sector, and partnership working with all relevant stakeholders will be paramount to the delivery of such schemes. When considering planning applications for sheltered and specialist housing schemes for older and disabled people the relevant Council will favour schemes where; the site is well served by passenger transport; there is good access to local services and facilities and the proposal is appropriate to its locality e.g. Sub-Regional Centres and Main Service Centres. 5.9.4 The Strategic Housing Market Assessment for the two Housing Market Areas considers arising housing needs irrespective of ethnic origin or lifestyle preferences e.g. non-travelling Gypsy and Travellers or Houseboat Dwellers. Boston Borough and South Holland District have existing boat mooring opportunities and also a very small number of boat dwellers (less than 5 in the two Council areas). There are also proposals for additional marina facilities and longer term improvements to waterway access and use. The Local Plan provides significant opportunities by which a large variety of arising housing needs can be met through; small to large allocated sites, infill opportunities and rural exception sites plus criteria based policies providing a positive assessment of unforeseen arising needs and proposals. As noted under Policy 9 (Distribution of New Housing), opportunities for infill development within Settlement Boundaries can also meet the known interest registered by self and custom house builders. Neither the Boston Borough or South Holland District Council areas have significant populations of further education students with specific housing requirements to be met nor do they border other plan areas where further education establishments are in close proximity. Former and existing RAF and Army bases lie outside the plan area but there are no known proposals for closure or evidence that the specific housing needs of personal will need to be met in the plan area. 5.9.5 Applicants are strongly encouraged to discuss the housing mix and requirements, including affordable housing requirements (in terms of percentage, tenure mix, types and sizes) with the relevant planning authority at pre-application stage. **Monitoring** Number of homes completed by size to meet market and affordable housing needs per annum	
PMM019	Former Policy 15: Affordable Housing (renumbered as 18)		**5.6 Affordable Housing** **Policy ~~15~~ 18: Affordable Housing** In South East Lincolnshire the following need for affordable housing has been identified: A. In Boston Borough about ~~100~~ 263 new affordable dwellings per annum, equating to over 80%~~one third~~ of the overall annual housing need; and	The policy has changed Boston Borough figure from 100 to 263, South Holland District figure from 280 to 282 with the justification amended accordingly. The wording is amended to be more flexible regarding affordable housing and to avoid narrow prescriptive

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			B. In South Holland about ~~280~~ 282 new affordable dwellings per annum, equating to about ~~half~~ 60% of the overall annual housing need. The affordable housing need will be ~~met~~ sought on: 1. market housing sites of 11 or more dwellings (or residential developments with an internal floor area of 1,000sqm or more with a requirement of: i. about 20% being affordable housing on sites in Boston Borough; and ii. about 25% being affordable housing on sites in South Holland; 2. through sites proposed by developers 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 the site specific considerations such as viability, other infrastructure requirements and the type of affordable housing need to be met. The following ~~requirement~~ provision will be sought in each Local Planning Area: 4. on sites in Boston Borough a mix of about 75% affordable rented and about 25% intermediate housing; and 5. on sites in South Holland District a mix of about 70% affordable rented and about 30% intermediate housing. Affordable rented may include social rented or affordable rented etc. and intermediate housing may include shared equity or starter homes etc. 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** 5.10.5 With changes brought through by The Housing and Planning Act 2016 the definition of affordable housing now includes 'Starter Homes'. Evidence from the Strategic Housing Market Assessments[22, 23] for the Local Plan area 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 14 indicates a flexible approach towards the proportion of affordable housing that might be met on any one site. This is necessary as a single type of affordable housing product (social-rented, affordable rented, shared equity products 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. 5.10.6 Since April 2015 there have been 327 affordable homes completed within the South East Lincolnshire area. Of these 78% have been	interpretation. The Intermediate housing text needs reviewing. Redraft to have positive approach to reflect: • how much from registered social landlords • how much through planning permissions • how many are buy to let • how many are SHDC building as council housing

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			Registered Provider (RP) led all affordable housing schemes with support from Homes and Communities Agency (HCA) grant, and in Boston they were supporting RPs with their own grant, as opposed to planning gain through s.106 obligations. These were delivered, at a time when RPs were scaling back their development programmes in response to a number of Government austerity measures, including: • The 1% rent reduction imposed on all Affordable Housing Providers • Lower HCA grant allocations, available for Shared Ownership tenures only • Introduction of Universal Credit, Benefit Cap, 'Bedroom Tax', Local Housing Allowance freezes, shared room rate for under 35s and uncertainty over supported housing rent rates • Introduction of Starter Homes in affordable housing definitions. 5.10.7 Recently there has been a change in emphasis in national policy with RPs and Councils being encouraged to build more affordable homes through a variety of initiatives including: an end to the rent reduction from 2020, greater HCA grant available for Social and Affordable Rent, greater certainty for higher rent levels for supported housing and a relaxation of borrowing rules. Historical lower levels of affordable housing RP led delivery can be attributed to the confusion that has gone before (especially around revenue) of the Government measures. However, it is considered that we are moving in a direction where the environment for investment through RPs and Councils is going to be more favourable. 5.10.8 Many of the local RPs to South East Lincolnshire have good working relationships with both Councils and Accent Nene, Longhurst, LACE Housing and Waterloo Housing Group are all exploring developing all affordable schemes in the area. Westleigh Homes and Kaplan Property Group are both looking for land opportunities in the area to develop all affordable schemes in partnership with the Registered Providers listed above. RPs are increasingly preferring developing all affordable schemes to acquiring s.106 affordable stock, therefore it is presenting more of a challenge in the area to ensure that all of the affordable housing delivered through planning gain is acquired by RPs at the preferred tenure mix to best meet local needs. 5.10.9 It is difficult to predict exactly when housing will be delivered as to some extent it depends on how the market is performing. However for South Holland there are projected to be 390 affordable housing completions up to March 2020. Over 60% of which are all affordable RP or Council led schemes. SHDC has £18 million budgeted for the delivery of new affordable housing and has two schemes at advanced stages. For Boston there are projected to be 319 affordable completions up to March 2019, 60% of which are all affordable RP led schemes. These schemes will be funded partly by HCA grant through the Affordable Homes Programme 2016-21, for which Continuous Market Engagement is operating at present. 5.10.10 Homes England, formerly 'The Homes and Communities Agency' operate funding rounds e.g. the Affordable Homes Programme 2015-18 and the Shared Ownership and Affordable Homes Programme 2016- 2021 by issuing prospectus and inviting bids from qualified investment partners. In addition they also operate Continuous Market Engagement for new schemes coming forward during these programmes. Programmes and schemes with partners are selected on a number of factors including track record of partners, deliverability of individual schemes and local authority support. The information above demonstrates that RPs have contributed significantly to past affordable housing completions and are expected to be a major source of affordable housing delivery within the next few years but because policy at national level is evolving and funding availability uncertain for more than a few years in advance these levels of delivery are difficult to predict. Both Councils will continue to work in partnership with the RPs to maximise all opportunities for an increase in the supply of affordable housing. 5.10.11 Where there is evidence that the proportion of affordable housing cannot be met on-site, Policy 14 would enable off-site provision or a financial contribution to be made to enable provision elsewhere. This might be on an allocated site through Policy ~~10~~ 11: Distribution of New Housing or through Policy ~~15~~ 19: rural Exception Sites . Planning conditions or a Section 106 agreement will be used in the implementation of Policy ~~14~~ 18 or where off-site provision or financial contributions are sought.	

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			5.10.12 As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Market Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites. **Monitoring** The number of affordable homes completed per annum	To ensure that the needs of Gypsy, Traveller and Travelling Showpersons households will be met.
PMM020	Former Policy 17: Accommodation for Gypsies, Travellers and Travelling Show People. (renumbered as 20)		Reword the policy to read: **Policy ~~17~~ 20: Accommodation for Gypsies, Travellers and Travelling Showpeople** The redevelopment or change of use of an Existing Residential Gypsy/Traveller Site or Existing Residential Travelling Showperson's Site (as identified on the Policies Map) will be permitted only if an assessment has been undertaken which has clearly shown that the site is no longer required to meet the accommodation needs of the Gypsy/Traveller or Travelling Showpersons communities. Between 2011 and 2036, evidence suggests that, in South East Lincolnshire, there will be a need for the provision of: • 4 new permanent residential pitches for gypsies and travellers; and • 1 new permanent residential plot for travelling showpeople. This need will be met through the development of the sites identified on the Policies Map and listed below: • **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; and • **Land at Bleu Raye Farm, Mill Gate, Whaplode Fen** allocated as a 'Proposed Residential Gypsy/Traveller Site', to provide accommodation for four households. Planning permission will be granted for the development of these sites, provided that proposals: 1. will be adequately provided with appropriate infrastructure such as electricity, drinking-water, waste-water treatment and recycling/waste management; 2. will not have a significant adverse effect on the amenities of existing local residents or adjoining land users (and proposals must therefore give careful consideration to layout, landscaping, external lighting schemes, and the type of business uses that would be appropriate (if mixed residential and business use is proposed)); and 3. will be successfully assimilated into both their immediate environs and the wider landscape. 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 such sites, provided that they meet criteria 1 to 3 above, and they: ~~Planning permission will be granted for proposals on allocated and unallocated sites provided that they:~~ a. provide occupants with an acceptable standard of amenity; b. are not located adjacent to uses likely to endanger the health of occupants, such as a refuse tip, water recycling centres or contaminated land; c. respect the scale of the nearest settled community; d. will not place undue pressure on local infrastructure; e. will not adversely affect heritage assets or areas of importance to nature conservation; ~~and~~	To improve the policy's clarity and effectiveness.

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			f. will not prejudice highway safety or give rise to problems of parking or highway access; ~~Planning permission will be granted~~ g. for 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~~ and, if ~~are~~ located in Flood Zone 2, ~~and~~ the Sequential and Exception Tests have been passed; and h. for sites for transit or stopping place use, ~~if they:~~ are not located within Flood Zone 3b~~; or~~ and, if ~~are~~ located within Flood Zone 3a, ~~and~~ the Sequential and Exception Tests have been passed.	
			Delete paragraph 5.8.4, i.e. ~~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).~~	To improve clarity and remove duplication.
			Delete paragraph 5.8.6, i.e. ~~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~~ ~~not harm their surroundings or the amenities of neighbours.~~ Inset Map No. 1 – Boston • Identify an 'Existing Residential Gypsy/Traveller Site' at Redstone Road, Boston Inset Map No. 2 – Spalding & Pinchbeck • Identify an 'Existing Residential Gypsy/Traveller Site' at South Drove, Spalding Common, Spalding • Identify an 'Existing Residential Gypsy/Traveller Site' at A16 and Drain Bank North junction, Spalding • Identify an 'Existing Residential Gypsy/Traveller Site' at Pecks Drove East, Spalding Inset Map No. 5 – Holbeach • Identify an 'Existing Residential Gypsy/Traveller Site' at Rose View Drive, Holbeach Inset Map No. 18 – Gosberton • Identify an 'Existing Residential Travelling Showperson's Site' at Westhorpe Road, Gosberton	To improve the policy's effectiveness.

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			Inset Map No. 24 – Sutton St James • Identify an 'Existing Residential Travelling Showperson's Site' at Baulkins Drove, Sutton St James Inset Map No. 38 – Gedney Church End & Black Lion End • Identify an 'Existing Residential Gypsy/Traveller Site' at Ropers Gate, Gedney Inset Map No. 42 – Gosberton Risegate & Clough • Identify an 'Existing Residential Gypsy/Traveller Site' at Beck Bank, Gosberton Clough • Identify an 'Existing Residential Gypsy/Traveller Site' at Short Drove, Gosberton Clough Inset Map No. 69 – Whaplode St Catherine • Identify an 'Existing Residential Gypsy/Traveller Site' at Cranesgate North/Hurdletree Bank, Whaplode St Catherine	
PMM021	Former Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings (renumbered as 21)	65, 66	• Reword first numbered bullet point in the policy to: 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; • Delete the following sentence from the end of the policy: ~~Where appropriate for licensing purposes, proposals for the creation of a HMO should be in accordance with DASH space standards (or any successor).~~ • Amend final sentence of paragraph 5.13.4 to: In applying this policy, 'family-sized dwellings' means houses with 3 or more bedrooms and 'high density residential streets' should be taken as meaning streets of predominantly terraced and/or semi-detached properties. • Amend paragraph 5.13.9 and delete reference to DASH standards: 5.13.9 Proposals for the creation of HMOs and the sub-division of existing properties into flats should provide satisfactory standards of living accommodation and amenity. This means that the property should be of an adequate size for the proposed use and the layout, range of facilities and external amenity space should ensure an adequate standard of residential amenity for future occupiers. One step in achieving an adequate standard of accommodation 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).~~	The question asked "what is meant by 'high density residential areas'?" The changes proposed would make it clearer as to the meaning through reference to 'predominantly terraced and/or semi-detached properties'. The question asked "what is meant by 'an adequate standard of residential accommodation/amenity'?" The changes proposed would make it clearer as to the meaning.
PMM022	Former Policy 19: Replacement Dwellings in the Countryside (renumbered as 22)	68	• Amend point 3 to 3 the original building is not of architectural or historic merit and is not capable of repair~~, restoration would be preferred to replacement~~; • Amend point 5 of policy to: 'The replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as ~~benefit~~ improving the character and appearance of the site and its locality; and.' • Amend paragraph 5.14.6 to:	To improve flow and sense. To ensure that point 5 is not construed as being restricted purely to the character and appearance of the site and its locality. There are other

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			5.14.6 '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 make the replacement dwelling less intrusive in the rural landscape or enable it to achieve safer access to the highway. It may also have other beneficial environmental impacts such as the reduction of ~~reduce~~ flood risk, the remediation of contaminated land or the promotion of nature conservation and biodiversity. ~~make the replacement dwelling less intrusive in the rural landscape or achieve safer access to the highway.~~	beneficial impacts that should also be considered.
PMM023	Former Policy 21: The Retail Hierarchy (renumbered as 24)	152	• Divide into A, B, C, delete criterion B1 • Amend section 'B. District and Local Centres' by including a reference expressing support for markets and other initiatives which would enhance the vitality and viability of such centres. • and amend criterion 2 (in relation to assessments of impact) **Policy ~~21~~ 24: 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 (as defined by the Town Centre Boundaries) 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. The provision of markets and other appropriate initiatives that would enhance the vitality and viability of Boston and Spalding town centres will be supported. **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. The provision of markets and other appropriate initiatives that would enhance the vitality and viability of such centres will be supported. 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.~~ 1. be physically integrated and have good pedestrian and cycle links, with the rest of the centre; ~~3.~~ 2. generate a reasonable level of footfall and be open to the public; ~~4.~~ 3. contribute to an appropriate balance of uses; ~~5.~~ 4. achieve an acceptable level of amenity, including provision of refuse and recycling facilities; and ~~6.~~ 5. achieve an acceptable level of highway access, parking and servicing. **C. Outside the retail hierarchy** 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 proposals~~ing~~ for 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:	The United Lincolnshire Hospitals NHS Trust's comments (Response Number 543) in respect of 'scale' of development are accepted. The UBS Triton Property Fund's comments (Response Number 331) in respect of Policy 23 are accepted. To improve clarity, justification and effectiveness.

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			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~~ 27, 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~~ 27, 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 boundary (but within Boston Borough); and 2. provides a retail floor space of 250sqm (net) or more outside Spalding town centre boundary 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 master plan for each site. • remove reference to scale from paragraph 6.2.7. 6.2.7 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. 'provides a retail floor space of 250 sq. m (net) or more outside Spalding town centre boundary and the District and Local Centres….' • Amend first sentence of paragraph 6.2.11 to: 'Additionally, for retail development, an impact assessment may be required (unless justified by Policy 27)…'.	
PMM024	New policy titled: 25		**6.3 Ensuring viable town centres**	To improve clarity, justification and

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	Ensuring Viable Town Centres		6.3.1 Policy 25 is an enabling Policy to encourage the Boston and Spalding Town Centres to evolve. It could be seen as a building block to ensure that the Town Centres remain in the spotlight for opportunities for retail, entertainment, commerce and activity where shops, businesses, restaurants and events continue to attract significant numbers of people. 6.3.2 A large number of public and voluntary agencies, interest groups and stakeholders (including town centre residents) have an interest in vital and viable futures for Boston and Spalding. These include the Local Councils, County Council, infrastructure providers, Historic England, Civic Societies, traders and, essentially, the town centre users themselves. Bringing about an improving, functional and attractive place in which people want to live, visit and use is the basic rationale for the Policy. **Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres** Boston and Spalding town centres will continue to be the primary destinations for retail, entertainment, markets and events and where their rich environmental qualities can be promoted, enhanced and appreciated. The Councils, will promote appropriate opportunities to support and extend the offer of the town centres as destinations through the following: 1. Supporting the redevelopment of land within the town centre boundary that can provide for retail and other town centre uses in accordance with the sequential test; 2. Enhancing existing sites and ensuring changes to premises having regard to the significance of heritage assets and the special interests of the Conservation Areas and their settings; 3. Enhancing the public realm through improvements to public spaces, accessibility and signage; 4. Promoting town centre events; 5. Providing interpretation and promotional information; 6. Supporting proposals that seek to maintain the viability and attractiveness of the weekly markets; 7. Encouraging opportunities to support temporary uses in vacant premises in the primary shopping areas. The Councils, in conjunction with other partners will develop partnership working to ensure the vitality and viability of the Boston and Spalding town centres. A review of The Town Centres and Retail Capacity Study will be commenced within one year of the adoption of the Local Plan to review retail capacity, town centre boundaries, primary shopping frontages etc. This will advise the most appropriate actions for the partnership to take, e.g. masterplans, site specific development briefs, town centre boundary reviews etc. 6.3.3 Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres provides a framework policy to encourage progressive and collaborative working that looks to ensure that the opportunities to enhance the town centres in the forthcoming years is coordinated and effective. The Town Centres are multi-functional environments; places of work, commerce, residence, entertainment (during the day and into the evening) and also places of historical and architectural significance. Town centres, in general, are also evolving all the time and their primary role as centres for retail, in particular, is not as significant as once was the case. However, both Boston and Spalding Town Centres retain their prominence in terms of retail, entertainment and business and have actually seen minimal change in terms of vacant retail premises over the last ten years. But in the preceding years (before economic recession starting in 2008)	effectiveness.

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			retail vacancies were fewer. 6.3.4 Policy 25 will help provide an approach for stimulating renewed interest in potential development sites and seeking changes to and enhancing existing sites. Whilst provisions for new retail have been the main focus of discussions in the preparation of this Local Plan the Town Centres are open for all types of business and can be great places to live (e.g. at first and second floor level). Joint working through Policy 25 is hoped to enhance and realise new opportunities. 6.3.5 In addition the Policy aims to bring about improvements to the public realm; the use and enhancement of public spaces, car parks, access routes and signage. Public bodies such as the Borough and District Councils, Lincolnshire County Council (e.g. Highways Authority) can bring forward improvements, seek wider ownership, and agree ways to deliver them through collaborative working. Some improvements may also be proposed and brought about through local interest groups and specific projects. 6.3.6 The Town Centres are not just about buildings and spaces but also about activity. Twice weekly markets are held in Spalding and Boston as well as specially arranged market days and events. Hotels, pubs, restaurants, theatres, cinemas and sundry meeting places also add to the mix of activities the Town Centres support. Annual events and fairs bring in significant numbers of people and visitors. 6.3.7 These living environments are also historic environments which bring about a unique context for all the activity taking place. Interpretation and promotional information to enhance the experience of living in, and using, the Town Centres extend the viability of commercial activities and also the vitality of Boston and Spalding as places to visit. 6.3.8 Policy 25 may also help to bring about temporary solutions to problems such as unused spaces that may be untidy or unsightly or vacant premises where temporary window displays may enhance the overall appearance of the area. **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, and by centre	
PMM025	Former Policy 22: Primary Shopping Frontages (renumbered as 26)	153, 156	• Amend first sentence of policy to: 'The Primary Shopping Frontages of Boston and Spalding are designated on the Policies Map ~~, are where the majority of A1 uses will be focussed over the Local Plan period~~.' • Amend paragraph 6.4.6 to: However, as non-A1 uses are playing a much greater role in modern town centres, Policy ~~22~~ 26 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….restaurants) will be supported where it remains subsidiary to the retail offer. A loss of A1 frontage of a scale that undermines the retail function of the frontage would be considered to have occurred where uses would, individually or cumulatively, change the A1 function of that part of the frontage. ~~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.	In response to Indigo Planning (Response Number 545) it is considered the change would improve clarity and effectiveness. The MIQ queried the definition and justification of 'significant break in the frontage'. As a consequence it is considered the paragraph could be improved to clarity and effectiveness.
PMM026	Former Policy 23:		• Amend Part A of the policy to:	United Lincolnshire Hospitals NHS

<table>
<tr><th>Proposed Main Modification Number</th><th>Policy Number</th><th>Matters, Issues & Question Number [ED007]</th><th>Proposed Change</th><th>Reason</th></tr>
<tr><td>Page 62</td><td>Additional Retail Provision (renumbered as 27)</td><td></td><td>

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~~ 3,700 sqm (net) will be allocated at Site SHR010: Springfields Shopping and Festival Gardens and developed in the period up to 2022 to meet the estimated need at this date. ~~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 Site SHR010 will only be supported where the applicant can show that it is ancillary to the effective functioning of the retail allocation. A master plan will be required for the site identified.

Any application at Site SHR010 to meet the allocated comparison floor space need will be required to propose measures to enhance the site's connections to Spalding town centre and promote the attractiveness of the town centre as a place to visit

After ~~2026~~ 2022 the outstanding requirement for ~~5,410~~ 7,110 sqm (net) floor space should only be met by development in Spalding town-centre or an edge-of centre location.

- Update former Table 5 and move into the policy regarding Spalding 2021 convenience floor space:

<table>
<tr><th>Sub-Regional Centre</th><th colspan="2">Convenience sqm (net)</th><th>Comparison sqm (net)</th></tr>
<tr><th></th><th>2021</th><th>2031</th><th>2031</th></tr>
<tr><td>Boston</td><td>131</td><td>1,079</td><td>17,294</td></tr>
<tr><td>Spalding</td><td>~~895~~ 1,519</td><td>2,286</td><td>10,810</td></tr>
</table>

</td><td>Trust [Respondent no. 542] reported an error in Table 5. The 895 sq.m (net) of convenience floorspace required in Spalding up to 2021 is incorrect. The 'Spalding Convenience Goods Need Analysis' in the 2013 Retail Study defines a need for 1,519 sq.m (net) of convenience goods floorspace in Spalding up to 2021 (Table 18, Technical Appendix).

The error is accepted and the table is amended in the interests of effectiveness and justification.

To improve clarity, justification and effectiveness.</td></tr>
<tr><td>PMM027</td><td>Former Policy 24: Natural Environment (renumbered as 28)</td><td>172</td><td>

- Replace former Table 6 with :

<table>
<tr><th>Site Designation</th><th>Within South East Lincolnshire</th><th>Within 15km of the Local Plan area</th></tr>
<tr><td>Ramsar</td><td>1-</td><td>4</td></tr>
<tr><td>Special Area of Conservation (SAC)</td><td>2-</td><td>7</td></tr>
<tr><td>Special Protection Area (SPA)</td><td>1-</td><td>3</td></tr>
<tr><td>Site of Special Scientific Importance (SSSI)</td><td>~~2~~ 3</td><td>~~48~~ 50</td></tr>
<tr><td>National Nature Reserve (NNR)</td><td>1</td><td>~~4~~ 5</td></tr>
<tr><td>Local Nature Reserve (LNR)</td><td>3</td><td>~~2~~ 15</td></tr>
<tr><td>RSPB managed/owned site</td><td>2</td><td>3</td></tr>
<tr><td>Local Wildlife Sites (LWS)</td><td>~~81~~ 80</td><td>~~332~~ 320</td></tr>
</table>

</td><td>The MIQ asked if the plan correctly identified the number of RAMSAR, SPA, SAC, SSSI. Natural England [Respondent no. 368] also queried the contents of this table

These have been checked and the table has been updated. The plan also now has improved justification in the interests of effectiveness and justification.</td></tr>
</table>

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
		173	Table ~~6~~ 4: Nature Conservation Sites within the Plan Area and within 15km of the Local Plan area boundary • Amend section A.1a to: 'development proposals that would cause harm to these assets will not be permitted, except in exceptional circumstances, where imperative reasons and overriding public interest exist, and the loss will be compensated by the creation of sites of equal or greater nature conservation value.'	The MIQ asked if IROPI should be referred to in the policy. It is considered that this would improve its consistency with national policy.
		178	• Add Wes002 to policy: 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 & Wes 002), 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.~~ ii Suitable Alternative Natural Greenspace (SANGs) should be provided on site Sou006 and Wes002, site Pin024/Pin045 and site Hob048 as part of their package of mitigation measures; or ~~ii.~~ iii 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.~~ iv 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.	The MIQ asked if Wes002 should be added to the policy. It should and has been added to ensure the plan it is positively prepared.
		179	• Amend paragraph 7.2.6 to: 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 and Wes002), Spalding (site Pin024/Pin045) and Holbeach West (site Hob048). 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 its 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. ~~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.~~ • Amend paragraph 7.2.7 to: ~~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 its 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. 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	The MIQ asked if there was a clearly identified and justified mechanism for the provision and design of SANGS. These were addressed in the answer and in so doing it was felt that the paragraphs in the justification for the policy could be amended to improve justification and effectiveness.

<table>
<tr><th>Proposed Main Modification Number</th><th>Policy Number</th><th>Matters, Issues & Question Number [ED007]</th><th>Proposed Change</th><th>Reason</th></tr>
<tr><td>Page 64</td><td></td><td>180</td><td>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. For example, provision of open space at 4.5h/1,000 (see Policy ~~28~~ 32: Community Health and Well-Being) that links with existing open space and provides new footpaths that link with the existing footpath network allowing residents to walk for about 2 – 5km. This is the common distance for dog walking found by the visitor survey and could help encourage residents to visit The Wash and the North Norfolk Coast European Marine Site less often, minimising pressure on the site. The former Wash Estuary Strategy Group produced a Green Infrastructure Master Plan which contains maps and documentation covering South East Lincolnshire. The maps show what is recorded although there may be unrecorded sites that are beneficial as well. They are a starting point in identifying what is available and what Green Infrastructure gaps may be usefully closed as part of any HRA undertaken for Sustainable Urban Extensions and Major planning applications. They also show links to the Wash on the Linear Public Access Maps.

• Amend section 3.a.i. to:
‘protecting the biodiversity value of land, ~~and~~ buildings and trees (including veteran trees) minimising the fragmentation of habitats.’</td><td>The MIQ asked if appropriate account had been made of Ancient Woodland and veteran trees. In relation to aged or veteran trees The definition in the NPPF is: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally. There could be some veteran trees in parks and grounds of large dwellings. As a result it is considered the change makes the policy consistent with national policy.</td></tr>
<tr><td>PMM028</td><td>Former Policy 25: The Historic Environment (renumbered as 29)</td><td>182, 183, 184, 185, 186, 187, 188, 189, 190, 191 and 192</td><td>• Update policy and reasoned justification to:

7.3 The Historic Environment

7.3.1 Much of the land in South East Lincolnshire is drained marsh and fen. It is characterised by flat, open landscape, divided by drainage features and highways. There are relatively few trees and as a consequence tall buildings such as old windmills, and church towers/spires are visible in the landscape over large distances.
7.3.2 ~~However, w~~ Within the marsh and fen there were areas of higher land where the older market town and other settlements in South East Lincolnshire were founded. Once the marsh and fen was drained, from the 17th century onwards, a strong mercantile economy grew up. As a result, the area has a diverse historic environment with a rich variety of heritage assets: Archaeology, Scheduled Monuments, Listed Buildings and Conservation Areas which contribute to local identity and character. In addition there are non designated heritage assets and potential for new archaeological remains to be found during development, that add to the local context. Table ~~6~~ 5 identifies the number of registered Parks and Gardens, Conservation Areas, Scheduled Monuments, Listed Buildings in South East Lincolnshire.

<table>
<tr><th>Site Designation</th><th>Number</th></tr>
<tr><td>Registered Park and Garden</td><td>2</td></tr>
<tr><td>Conservation Areas</td><td>24</td></tr>
<tr><td>Scheduled Ancient Monuments</td><td>43</td></tr>
<tr><td>Listed buildings</td><td>1,026~~6~~ 9</td></tr>
</table>
Table ~~7~~5: Heritage Assets within South East Lincolnshire</td><td>Historic England objected to this policy in March 2017 [Response Number 366] and said it was not sound in its current form. The policy and justification has been rewritten and Historic England is content the policy is now consistent with national policy.</td></tr>
</table>

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7.3.3 Table ~~7~~ 6 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, Scheduled Monuments 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 (5.~~8~~ 7%)
Conservation Areas	2 (18.2%)	2 (15.4%)	~~505~~ 496 (6.~~1~~ 2%)
Scheduled Ancient Monuments	2 (14.3%)	4 (~~14~~ 13.7%)	2,~~700~~ 640 (13.~~6~~ 3%)
Grade I and Grade II* Listed Buildings (including places of worship at risk)	6 (~~13~~ 12%)	~~7~~ 8(~~11~~ 1.5%)	~~1,100~~ 2,097(~~3.5~~ 0.6%)

Table ~~8~~6: Registered Parks and Gardens, Conservation Areas, Scheduled Monuments and Listed Buildings (Grade I and II*) on the Heritage at Risk Register (2015)

7.3.4 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~~ 29: The Historic Environment

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

- The historic archaeological and drainage landscape of the Fens;
- The distinctive character of South East Lincolnshire market towns and villages;
- The dominance within the landscape of church towers, spires and historic windmills;

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 known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

A. Listed Buildings

1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.
2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly

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			exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy[9]. 3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building. **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.~~ Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should: 1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces; 2. Retain architectural details that contribute to the character and appearance of the area; 3. Where relevant and practical, remove features which are incompatible with the Conservation Area; 4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment; 5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; 6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against. **C. Archaeology and Scheduled Monuments** 1. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance. 2. Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them. 3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site. 4. Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the planning authority. 5. Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the local planning authority. **D. Registered Parks and Gardens**	

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			Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy. **E. Enabling Development** 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:- 1. it will not materially harm the heritage values of a heritage asset or its setting; 2. it avoids detrimental fragmentation of management of the heritage asset: 3. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose; 4. 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 5. sufficient subsidy is not available from any other source; 6. 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 7. 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 and national policy **F. Development Proposals** Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments 7 and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that: 1. identify all heritage assets likely to be affected by the proposal; 2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated; 3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and, 4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset. **Reasoned Justification** 7.3.5 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. 7.3.6 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	

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
			settlements on the drained fens and marshes. 7.3.7 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. 7.3.8 ~~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.~~ **Listed Buildings and their Setting** 7.3.8 A proposal to demolish a listed building, or to alter or extend it in a way that would affect its special character, requires Listed Building Consent. If the proposal also involves 'development', planning permission is required and, in that case, the Local Planning Authority will wish to consider applications for Listed Building Consent and planning applications concurrently. 7.3.9 Proposals to alter or extend any Listed Building will be assessed against the need to preserve the special architectural or historic interest which led to the building being listed. There is a general presumption in favour of the preservation of Listed Buildings, and consent to demolish or partly demolish such buildings will only be granted in exceptional circumstances. 7.3.10 The setting of a Listed Building may be affected by development. It is important that applications for planning permission for development affecting Listed Buildings, or their settings, include full details of the proposal so that an informed decision can be reached. **Conservation Areas** 7.3.11 The effect of a proposed development on the character or appearance of a Conservation Area is always a material consideration in the determination of planning applications. All development should preserve or enhance that character or appearance. It is also important that the spaces around and within the conservation area are retained, where they add to its character. 7.3.12 Demolition within a conservation area should only be allowed in exceptional circumstances, and will normally be permitted only if the Council is satisfied that the proposal for redevelopment is acceptable and there is an undertaking to implement it within a specified period. 7.3.13 Development within conservation areas must respect the local character and be carefully designed to respect the setting, through consideration of scale, height, massing, alignment, and use of appropriate materials. Keeping valued historic buildings in active and viable use is important for both the maintenance of the building concerned and the overall character of the conservation area. Proposals to change the use of a building might therefore be supported, where features essential to the special interest of the individual building are not lost or altered to facilitate the change of use. 7.3.14 The Local Planning Authorities will continue to keep under review Conservation Areas in the Local Plan area, and where appropriate, designate new areas. New or updated 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.	

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			Archaeology 7.3.15 Local Planning Authorities may require developers to assess the potential impacts of their proposal on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the local planning authority to devise a scheme for mitigating such impacts, which may form part of a planning condition or a planning obligation. Such conditions are designed to ensure that such remains are either preserved in situ or recorded. 7.3.16 All archaeological work should be based on a thorough understanding of the available evidence, and of the local, regional and national contribution it makes. The known and potential archaeological heritage of the area is recorded by the Lincolnshire Historic Environment Record. This and other sources, such as the Lincolnshire Archives, The Lincolnshire Archaeological Handbook and the Lincolnshire Historic Landscape Characterisation should be used to inform all proposals and decisions. **Registered Parks and Gardens** 7.3.17 The Register includes sites of particular significance that are gardens, grounds and other planned open spaces. The emphasis of the Register is on 'designed' landscapes, rather than on planting or botanical importance. Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character. **Enabling Development** 7.3.18 'Heritage at Risk' includes grade I and II* Listed Buildings, Listed places of worship, Conservation Areas, Archaeology and Scheduled Monuments, Registered Parks and Gardens ~~and Conservation Areas, and~~ as well as 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 in line with section 5 of the policy. **Development Proposals** 7.3.19 In addition to the advice outlined above this part of the policy outlines the information that is required to support applications. 7.3.20 Development ~~These can~~ that complements 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 the implemented scheme for shops in Spalding, Crowland, Holbeach and Long Sutton. ~~has benefitted s~~Several assets and the overall street- scenes have benefitted~~,~~. ~~While~~ In addition 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. 7.3.21 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.~~ assessed against the impact of the proposal on the significance of the heritage asset. 7.3.22 Owing to the flat landscape church towers and spires and the remaining traditional wind mills are dominant in the landscape. It is	

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			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	
PMM029	Former Policy 26: Pollution (renumbered as 30)	193 &194	• Update policy and reasoned justification to : **7.4 Pollution** 7.4.1 All new development must take into account the potential environmental impacts on people, buildings, land, air and water arising from the development itself, existing land uses and any former use of the site, including, in particular, adverse effects arising from pollution. **Policy ~~26~~ 30: Pollution** Development ~~P~~proposals will not be permitted where, taking account of any proposed mitigation measures, ~~individually or cumulatively, there are adverse impacts on light, noise, odour, fumes, vibration and waste materials and as a consequence have~~ they would lead to unacceptable adverse impacts upon: 1. health and safety of the public; 2. the amenities of the area; ~~and~~ or 3. the natural, historic and built environment; by way of: ~~1.~~ 4. air quality, including fumes and odour; ~~2.~~ ~~background~~ 5. noise including vibration; ~~3.~~ ~~and~~ 6. light levels; ~~4.~~ 7. land quality and condition; ~~and~~ or ~~5.~~ 8. surface and groundwater quality. ~~Major p~~ Planning applications ~~will be accompanied by an Air Quality A~~ , except for development within the curtilage of a dwelling house as specified within Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015, or successor statutory instrument, must include an assessment of: ~~1.~~ 9. impact on the proposed development from poor air quality from identified sources; ~~2.~~ 10.impact on air quality from the proposed development; and ~~3.~~ 11.impact on amenity from existing uses.	The MIQ asked if the policy was justified and effective and clearly identified how a decision maker is likely to respond to an application. In considering this it was felt the justification could be amended by augmenting, including reference to new documents, and rearranging the existing text to improve clarity and effectiveness. The MIQ asked if the policy should refer to mitigation and to green space and trees as potential mitigation measures. It was considered that the first part of the policy could be amended to assist effectiveness. In addition in the response to Q193 above, the wording was adapted to refer to include 'Visual issues can benefit from screening, including the use of existing and augmented landscaping belts' to improve clarity and effectiveness. And also to improve clarity, justification and effectiveness.

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			~~which will illustrate the significance of the proposed development's effect on air quality and s~~ Suitable mitigation measures will be provided, 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.~~ Proposals will be refused if impacts cannot be suitably mitigated or avoided. 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** 7.4.2 ~~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].~~ ~~7.4.3 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.~~ ~~7.4.4 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.~~ ~~7.4.5 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.~~ ~~7.4.6 Development of new sites will impact on the soil, existing vegetation and trees on or around the site, change the appearance of the site~~	

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			~~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].~~ 7.4.2 Development will impact local amenities, and could, depending on the use, impact on a wider area. Development may be also impacted by the area immediately around the site. For instance uses that emit fumes, noise and odours have the ability to detrimentally impact on neighbouring uses, and if carried on the wind, those further afield. New sources of noise can also raise overall noise levels. Similarly new or upgraded lighting may cause extra light pollution for those who are near to the site. In some cases very bright flood lighting can be seen well away from the site, which adds to the sense of urbanising the countryside. 7.4.3 In conjunction with Policy 3 it is important to assess proposed new uses to prevent, or minimise impact on amenities by way of: air quality, light levels, noise, odour and vibration. Air quality and odour issues should be discussed with Environmental Health Officers. Noise assessments will be required where it is considered there is a risk of noise disturbance, following advice from Environmental Health Officers. Solutions may require, in combination with the requirements of Policy 4, careful design of buildings, layout of the site and suitable plant or machinery to remove or reduce impacts and should be discussed with Environmental Health and Planning Officers. In addition for lighting, the visual impact of the lanterns and light pollution can be ameliorated by careful design and layout of the lighting scheme, including the use and positioning of suitable lighting fitments which prevent light spilling upwards and outwards from the area to be lit. Visual issues can benefit from screening, including the use of existing and augmented landscaping belts. If planning permission is granted, the suggested solutions may require conditioning to ensure continued protection of amenities. Where impacts cannot be suitably mitigated, planning permission will be refused as in some cases the only solution may be identifying a better site with fewer constraints. 7.4.4 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] or successor local or national guidance. There are also a number of contaminated sites across South East Lincolnshire, which, if remediated, could reduce the pressure on green field 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 Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Document 'Development on Land Affected by Contamination'[54] supported by YALPAG 'Verification Requirements for Cover Systems'[55] and YALPAG 'Verification Requirements for Gas Protections Systems'[56], or successor local or national guidance. 7.4.5 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, 'Approach to Groundwater Protection'[57], or successor local or national guidance, highlights best practice. 7.4.6 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 particulate air pollution, of which vehicle emissions form part, is a contributor to premature death[58]. The report shows an annual attributable death rate of 25,002 in	

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			England, 387 in Lincolnshire and 87 in South East Lincolnshire. For South East Lincolnshire this amounts to 843 life years lost. Consequently, there is a strong need to mitigate the impact of poor air quality on new development and avoid new development increasing air pollution at locations inside or outside a declared AQMA. 7.4.7 The East Midlands Air Quality Network has prepared 'Air Quality and Emissions Mitigation – Guidance for Developers June 2017'[59]. It provides a methodology for assessing all forms of development and potential air pollution mitigation. It achieves this by dividing proposed developments into three categories, minor, medium and major, using the Department for Transport Threshold Criteria for Transport Assessments. Minor and Medium sized development consider the impact from exposure to poor air quality from identified sources and how this can be mitigated by the design of the development and also mitigate worsening air quality by the incorporation of suggested suitable building services and construction protocols. Major development will be required to undertake a full Air Quality Assessment and will need to undertake additional measures that may be required by planning condition or Planning Obligation. Therefore, all applications, except residential (C3) extensions, shall consider the implications of this, or successor local or national guidance, on the proposed development and in consultation with Environmental Health, Highways and Planning Officers provide the relevant level of mitigation, briefly explained in a mitigation statement. 7.4.~~7~~8 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	
PMM030	Former Policy 27: Climate Change and Renewable and Low Carbon Energy (renumbered as 31)	202	• Amend A.3. to: 'the protection of the quality, quantity and availability of water resources, including for residential developments, complying with the Building Regulation water efficiency standard of 110 litres per person per day;' • and paragraph 7.5.4 to Water supply has been improved with new infrastructure to the Local Plan area.~~, and~~ However, the Environment Agency indicates that South East Lincolnshire is ~~not~~ a Water Stressed Area[61]. Therefore, it is ~~not~~ considered necessary to require ~~a reduced standard of wholesome water use from the current Building Regulation standard of 125 litres/per person/per day~~ to the optional water efficiency standard of 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.	The MIQ asked if the lower water consumption standard should be required. We have signed a Statement of Common Ground with Anglian Water and the Environment Agency covering these changes.
		204	• Amend A.2 to: '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, including SuDS schemes for all 'Major' applications'. • Amend para 7.5.3: '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. Lincolnshire County Council as Lead Local Flood Authority are implementing the Ministerial Statement on Sustainable drainage systems of 18 December 2014. 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.' • Amend paragraphs 7.5.7 to 7.5.10 and set out reasoning for not designating/identifying suitable areas for wind turbines	The MIQ queried the inclusion of SUDs in the policy and their use and requirements in development. It was considered that the policy and the justification could be amended to improve effectiveness and justification

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		205 & 207	7.5.7 South East ~~Lincolnshire~~ Lincolnshire's progress in relation to ~~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~~ and the 34% cut in greenhouse gases by 2020 ~~is achievable with more effort on residential improvements, but an~~ and 80% ~~cut in greenhouse gases would require a shift to electric vehicles supplied by renewable and nuclear energy.~~ by 2050 is contained within the 'South East Lincolnshire's Carbon Challenge'.. 7.5.8 The Low Carbon Energy Opportunities mapping for onshore wind undertaken in March 2011 by 'Land Use Consultants', shows some potential along the Wash shoreline and along the western and southern boundary of the plan area. However, the Landscape Character Assessments undertaken for Boston BC and South Holland DC indicate the Wash shoreline as moderately or highly sensitive to change or highly unsuitable for wind development respectively. In addition a recent application in this location was not determined owing to radar issues not been resolved. The Wash contains an RAF bombing range and there are RAF stations outside, but close to the plan area. The potential along the western and southern boundary of the plan area is also restricted by a windfarm which has consent at East Heckington, but not yet implemented, which with Bicker Fen will produce 35 wind turbines in close proximity to each other. Along with Tritton Knoll and Viking Link they connect to Bicker Fen Substation, which raises unknown capacity issues. Cumulative landscape impact is also likely with further wind farm development between Deeping St Nicholas and Wryde Croft wind farms as well as impact on the setting of Crowland Abbey, which is Grade 1 listed and a Scheduled Monument. Also nearby an application at West Pinchbeck was not determined owing to unresolved impact on bio diversity. Historically Boston BC has only received one application, which was approved at Bicker Fen, and South Holland has received three wind farm proposals which have been constructed at Deeping St Nicholas, Gedney Marsh and Tydd St Mary in addition to the two referred to above which have not been determined owing to unresolved issues. Therefore, for these reasons the 'Suitable Area of Search' for wind farm development, referred to in the Ministerial Statement of 18 June 2015, has not been identified owing to the evidence showing little potential beyond what has been developed. 7.5.9 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)to protect landscape character and quality, skyscape and visual amenity. 7.5.10 In addition proposals can cause changes to visual outlook, emit noise, fumes, odour and vibration; produce shadow flicker, sun light reflection and broadcast interference; and traffic issues on highways of unsuitable width and construction. Therefore, it is important that proposals assess their impact individually and in combination with other similar developments on: residential amenity; highway safety, aviation and radar safety, and heritage assets. In addition all proposals use land and so lower quality agricultural land should be used and the natural environment / biodiversity shall be protected and enhanced. ~~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 station. A balance has to be stuck between providing these large schemes and their impact on biodiversity, the landscape, residential and visual amenity and the loss of agricultural land~~. • Also amend the Renewable Energy part of the policy to: **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:	The MIQ asked if the criteria were clearly justified and takes sufficient account of heritage assets. Owing to this paragraphs 7.5.7 to 7.5.11 have been updated to more clearly justify the criteria in the policy. In so doing 'landscape character or quality, or skyscape considerations' should be removed from bullet 4 and added to bullet 1. In addition bullet 6 is amended to: 'heritage assets, including their setting', and The MIQ also asked if the plan took account of a written ministerial statement on wind energy and PPG advice. It is considered that paragraph 7.5.8 can be amended to explain there is little capacity beyond what has been developed. These changes are made to aid clarity and effectiveness of the policy.

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			1. visual amenity~~;~~, landscape character or quality, or skyscape considerations; 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 including their setting; and 7. the natural environment.	
PMM031	Former Policy 28: Community, Health and Well-being (renumbered as 32)	209, 213 and 214	• Reword the policy as shown below. **Policy ~~28~~ 32: 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, places of worship, 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~~ 5. In the case of sports facilities, recreational open space and other green infrastructure, provision will be required in accordance with the standards set out below.	To: improve the policy's clarity and effectiveness; ensure that the policy plans positively for the provision of community facilities as is required by national guidance; and ensure the provision of the cemetery and open space extensions which were offered to be provided in conjunction with the development of Housing Reserve Site Gos011.

	Hectares / 1,000 additional persons
Amenity Greenspace	0.75
Provision for children and young people	0.10
Park and Garden	0.10
Allotments	0.30
Churchyards and Cemeteries	0.57
Natural and Semi natural Green Space	4.50
	Number / 1,000 additional persons
Sports Hall (33x18x7.6m internal)	1/20,000

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Swimming pool (25x13m)	1/32,500
Indoor Bowling Green (6 rink)	1/35,000
Indoor Tennis (4 court)	1/140,000
Squash Courts	1/16,000
Gym	1/10,000
Village Hall	1/2,500
Athletics Track (400m)	1/250,000
Synthetic turf pitch (101.4x63m)	1/30,000
Outdoor Bowling Green	1/4,500
Outdoor Tennis	1/3,000
Adult Football Pitch (1.2h)	1/4,650
Junior Football Pitch (0.75h)	1/4,000
Mini Football Pitch (0.2h)	1/10,000
Rugby Pitch (1.25h)	1/9,000
Cricket Pitch (1.2h)	1/10,000
Golf Course (18 holes)	1/30,000

As first preference, this provision should be made in a suitable location on-site. Where on-site provision is not feasible or suitable, consideration will be given to a financial contribution towards the creation of a new facility nearby, or the improvement of an existing nearby facility. Whenever new provision is made, appropriate mechanisms must be put in place to ensure its satisfactory maintenance and management.'

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:
   a. surplus to requirements; or

   b. not economically viable; or

   c. unfit for purpose; and

   d. 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

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			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. The development of new community facilities will be supported, provided that they are ~~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. The Proposed Cemetery/Playing Field Extension shown on the Policies map (Inset Map No.18 – Gosberton) will be developed as a 1.26-hectare extension to the neighbouring playing field and a 0.64-hectare extension to the neighbouring cemetery in conjunction with the development of Housing Reserve Site Gos011. • Amend 18 Gosberton Inset Map to show the playing field and cemetery extension	
PMM032	Former Policy 29: Delivering a More Sustainable Transport Network (renumbered as 33)		• Add 'vi. Along West Elloe Avenue and Enterprise Way, Spalding' to Policy. Amend para A6 to: identifying safeguarding routes on the Policies Map, within which ~~the Central~~ sections 2 and 3 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;	Pedals [Respondent no. 335] reported errors on Inset Map 2 and Policy 29. The errors are accepted. Other changes are required owing to changes to the Vernatts SUE Policy. The changes are made to aid clarity in the interests of effectiveness.
PMM033	New Policy 34 Delivering the Boston Distributor Road		**8.3 Delivering the Boston Distributor Road** 8.3.1 The Boston Distributor Road (BDR) is a long term highway development programme, in the main, led by, and facilitated by, development opportunities. Its completion is likely to extend well beyond the 2036 end date of this Local Plan but a significant section is expected to be completed within the plan period. 8.3.2 An alternative route around Boston has been a long held aspiration and the opportunity to bring such a route to the fore through this Local Plan has been a significant factor in assessing development opportunities. The 4th Lincolnshire Local Transport Plan (LLTP) provides the statutory context for this approach in proposing that the Local Plan be prepared by assessing whether development opportunities to meet development needs might also support the delivery of a Distributor Road for Boston. A western route for the Distributor Road is shown to be the best option as it is better integrated with the existing highway network. The eastern route also has more constraints with marginally better agricultural land and marginally worst flood risk (e.g. hazard in terms of rapid inundation from the Haven). The land development options being submitted through the Strategic Housing Land Availability Assessment process have also been far fewer and less comprehensive on the eastern side of the urban area than to the west. 8.3.3 The BDR is also one of many proposals in the Boston Transport Strategy (BTS) (2017) linked with improving accessibility and better use of the strategic highway network. The BTS was updated in 2017 to have the same time frame as the Local Plan. Many of its proposals are at the option stage with delivery mechanisms yet to be determined. However the Local Plan can assist in several ways, e.g. helping to deliver a secondary school on the western side of the urban area (and so reducing cross town traffic), incorporating improvements to accessibility in new development (e.g. though Policy 29: Delivering a More Sustainable Transport Network) and by helping to deliver part of the BDR.	To improve clarity, justification and effectiveness.

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			Also linked to the improvements to the strategic highway network is the need to address poor air quality at the two Air Quality Management Areas in Boston. **Policy 34: Delivering the Boston Distributor Road** The Boston Distributor Road (BDR) will be delivered in three phases (as shown on the Plan: Indicative Layout Boston Distributor Road). The first two phases are expected to happen in the plan period up until 2036. The three phases are as follows: Phase 1: A16 to London Road through the development known as Q1; Phase 2: London Road to West End Road (on the southern perimeter of the SUE site known as Sou006) and from Gilbert Drive to the North Forty Foot Drain (through the SUE site known as Wes002); Phase 3: North Forty Foot Drain to the A16 north of Boston. Part 3 also includes highway improvement options from West End Road which may include new infrastructure to the A52 and beyond to the North Forty Foot section of highway. Highway design for the BDR will be in accordance with the Design Manual for Roads and Bridges as required by the Highways Authority. 8.3.4 Phase 1 of the BDR is under construction as part of the Q1 mixed use development. The two sections of Phase 2 of the BDR are also part of the Sustainable Urban Extensions (SUE) Policies (Policies 12 and 13). Policies 12, 13 and 30 do not specify any delivery phasing for the BDR sections because they are part of accessing and opening up development opportunities. The developers of both Sou006 and Wes002 expect that all or most of their sites will be developed in the plan period. The Whole Plan Viability Assessment undertaken for the Local Plan suggests that the costs for these sections of the BDR are achievable as part of the opening up costs. The SUE site Wes 002 will be linked to Gilbert Drive which has been built and designed as a 7.3m width carriageway. This is the current design standard for a residential distributor road and future sections will need to meet the standards required by the County Council Highway's Authority. 8.3.5 Phase 3 of the BDR is expected to take place beyond 2036 and the preparation of the Local Plan has explored whether land use options and sites might be forthcoming. Strategic sites were presented as possible options during the preparation leading up to the Publication Draft. Phase 3 also includes the consideration of highway improvements from West End Road which may include new highway infrastructure and bridging effectively from the A52 through to the new BDR highway provisions at the North Forty Foot. However the provisions of this Local Plan are for part of the BDR in terms of both infrastructure and function. It is acknowledged that Phase 3 of the BDR will require the examination of options in greater detail. The need for this is likely to be part of the preparation of a Local Plan review or as part of a completely new Local Plan. **Monitoring** Length (Kilometres) of the Boston Distributor Road delivered within each five year period (by phase) Progress with funding applications for the delivery of the Boston Distributor Road • Show indicative layout in Appendix 10	
PMM034	Former Policy 30: Delivering the Spalding Transport		• To take on board all proposed modifications, rewrite Policy 30, and its introduction and reasoned justification as follows:	Broadgate Homes Ltd.'s comments (Response Number 456) have been

Proposed Main Modification Number	Policy Number	Matters, Issues & Question Number [ED007]	Proposed Change	Reason
	Strategy (renumbered as 35)		~~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 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 and Southern sections via Bourne Road, is programmed to be delivered after 2036. However, it is intended that the principles of Policy 30 would apply to this section at the time it proceeds based on future land allocations.~~ ~~8.2.3 Policy 30 aims to provide a 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.~~ 8.4.1 'The Spalding Transport Strategy 2014 (the STS)[44], finalised in September 2014, was developed jointly by Lincolnshire County Council and South Holland District Council (SHDC). 8.4.2 The STS provides a comprehensive approach for the improvement and provision of transport and access for Spalding and its surrounding area, including the delivery of the Spalding Western Relief Road (SWRR). It was prepared with a view to addressing existing issues and supporting proposals for significant growth in the town in the short, medium and long term. The STS is designed to be a complementary package of measures that can be delivered through a range of supportive activities led by the relevant party including highway authority, planning authority, other public body or developer/ landowner interests. 8.4.3 Accordingly, from the outset the STS was developed in close cooperation by Lincolnshire County Council (LCC), SHDC and other key stakeholders, and through wider public engagement. The adoption of this approach at an early stage was intended to ensure that the STS would complement and support other local and national policies, including the emerging South East Lincolnshire Local Plan. 8.4.4 Policy 35 therefore creates a mechanism for securing developer contributions towards the delivery of the variety of complementary solutions to current transport-management issues identified in the STS. **Policy ~~30~~ 35 : 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, or non residential development of 1000sqm or more floorspace (gross), 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:~~ A. In accordance with Policy 15 and Policies Map Inset No. 2: Spalding and Pinchbeck, the housing allocations Site Pin024: Land north of the Vernatt's Drain and Site Pin045: Land west of Spalding Road will be required to contribute to the delivery of	the subject of ongoing officer discussions with the representor following formal submission of the Local Plan. A 'Statement of Common Ground' is in the course of preparation and should be available by Friday, 27 October. These proposed Main Modifications have been informed by the ongoing discussions to date.

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			Sections 4 and 5 of the SWRR in accordance with the Local Highway Authority's approved SWRR Delivery Strategy, subject to viability [70]. In respect of these allocations, SHDC and the Local Highway Authority will seek to secure formal agreements with relevant developers/landowners on financial and other contributions. However, if necessary, the authorities will also consider the use of statutory powers, including compulsory purchase, to ensure delivery of the SWRR. Development proposals for these allocations which do not meet the detailed requirements set out in the SWRR Delivery Strategy or which compromise the strategic role of the road will not be permitted. B. In accordance with Policy 6, Policy 15 and Inset Map 2: Spalding and Pinchbeck, the following housing allocations and all developments for 11 or more dwellings, or which have a combined gross floor space of more than 1,000 sqm, or non-residential development of 1,000 sqm or more floor space (gross), granted planning permission on unallocated sites within the designated settlement boundaries for Spalding and Pinchbeck, will be subject to financial contributions towards the funding of projects featured in the STS[44], or any successor: • 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 master planning. 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.~~ Financial contributions to the non-SWRR schemes identified in the STS, as prioritised by the Local Highway Authority, will be secured through legal agreements, subject to the provisions of Policy 6. Their calculation will be subject to viability. Development proposals for these sites which do not include appropriate financial contributions to secure delivery of identified off-site traffic-mitigation schemes will not be permitted. C. Other development proposals for sites situated outside of the designated settlement boundaries for Spalding and Pinchbeck, which would have a detrimental impact on traffic management in the Spalding area, will not be permitted without South Holland District Council securing contributions towards the Local Highway Authority's identified off-site mitigation schemes	

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			from such proposals in accordance with the relevant provisions set out in Section B of this policy. **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 and other types of development in the Spalding and Pinchbeck areas contained in this Local Plan. Accordingly, it is essential that these impacts are mitigated as much as possible.~~ ~~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 eligible housing and other 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.~~ 8.4.5 The STS highlights the importance of the proposed 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], and is identified as one of four major schemes within Lincolnshire in the short to medium term. LCC, as the Local Highway Authority, recognises it as playing a strategic role in opening-up development sites including the Holland Park Sustainable Urban Extension (SUE), the Vernatts SUE (see Policy 15: Vernatts Sustainable Urban Extension) and other major sites to the west of Spalding; and in providing an alternative route	

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			to the congested A151 which passes through the centre of Spalding and is subject to increasing delays resulting from level-crossing 'downtime'. As a consequence of the SWRR's strategic importance, LCC is leading on the submission of the planning application for Section 1 of the SWRR, and will do the same for Section 5. 8.4.6 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. 8.4.7 The first project has been 'Section 1 of the SWRR (previously described as the 'Southern section' and associated with the development of the Holland Park SUE by a single developer). The second project is 'Section 5' (previously described as the 'Northern section'). Both of these sections are indicated diagrammatically on the Policies Map Inset for Spalding and Pinchbeck and described in the South East Lincolnshire Infrastructure Delivery Plan using their former names[5]. Sections 2, 3 and, 4 (previously described as the 'Central section') will link Sections 1 and 5, and due to their total length, may be delivered as several smaller projects. The precise routes of Sections 2 and 3 have yet to be confirmed, but it will proceed through the designated 'SWRR Safeguarding Corridor' as shown on the Policies Map Inset for Spalding and Pinchbeck. Section 4 will run parallel with, and close to the Vernatt's Drain. An indicative plan showing the extent of the SWRR sections is contained in Appendix 10. 8.4.8 Given that there is currently no proposal to introduce a Community Infrastructure Levy (CIL) in South Holland District, LCC, with the support of SHDC, has prepared a 'SWRR Delivery Strategy'[70] to provide a robust and equitable funding and delivery mechanism to govern the development of the outstanding Sections 2-5 of the SWRR until such time as they are completed. It is sufficiently flexible to enable the implementation of individual SWRR projects to be reviewed in the light of additional funding opportunities (e.g. various public-sector initiatives) as and when they emerge. 8.4.9 The STS also proposes important road/traffic improvement schemes, 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. These are to be supported by financial contributions from housing and other developments not directly related to the route of the SWRR. **Monitoring** No of Spalding Transport Strategy projects completed • Amend 02 Spalding and Pinchbeck inset map to extend SWRR safeguarding corridor to include land north of Mon008 and to show Sections 1-5 of the SWRR. • Show indicative diagram describing sections 1-5 of the SWRR in Appendix 10	
PMM035	Renamed Part 9:Monitoring and Review		• Confirm that the review of the Local Plan will be undertaken in accordance with regulation 4 of The Town and Country Planning (Local Planning)(England)(Amendment) Regulations 2017'. 9.1.4 In accordance with regulation 4 of The Town and Country Planning (Local Planning)(England)(Amendment) Regulations 2017' the Local Plan review will be completed every 5 years, starting from the date of adoption of the local plan.	As required by regulations
PMM036	New Appendix 4 to the Local Plan		• Add a new Appendix 4 to the Local Plan, comprising of tables detailing expected housing delivery in Boston Borough and South Holland District over the Plan period, as shown in **Appendix A** to this document. • Renumber Appendix 4: Car Parking Standards as Appendix 6: Car Parking Standards.	To improve clarity, justification and effectiveness.
PMM037	Appendix 5: Local Plan Implementation		• Renumber Appendix 5: Local Plan Implementation as Appendix 7: Local Plan Implementation, and amend the Appendix as	To improve clarity, justification and effectiveness.

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			shown in **Appendix B** to this document.	
PMM038	New Appendices		• Add a new Appendix 5 to the Local Plan, comprising of tables detailing the infrastructure, constraints and mitigation requirements pertaining to the Local Plan's employment and housing allocations, as shown in **Appendix C** to this document. • Add new Appendix 8 to the Local Plan for Developer Contributions for Education Facilities, as shown in **Appendix D** to this document. • Add new Appendix 9 to the Local Plan for Developer Contributions for Health Care Facilities, as shown in **Appendix E** to this document. • Add new Appendix 10 to the Local Plan to comprise Indicative plans for 'Prestige Employment Sites', the four 'Sustainable Urban Extension' sites, the 'Boston Distributor Road' and the 'Spalding Western Relief Road'.	To improve clarity, justification and effectiveness.

Appendix A

Appendix 4: Expected housing completions

Expected housing completions for each year of the Local Plan period for Boston Borough.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
Net completions (total number of dwellings built minus the number of dwellings lost to demolition)																												
Completions	91	64	175	109	180	352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	971	-	
Windfall allowance (number of dwellings expected to be built on sites that are not identified for development in the Local Plan)																												
Windfalls	-	-	-	-	-	-	-	-	-	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	688	-	It is assumed that over the next three years all 'windfall' completions will come from the stock of commitments. Thus, a windfall allowance is not applied until 2020/21.
Commitments (sites with full or outline planning permission, and sites where there is a resolution to grant planning permission (as at 31st March 2017)																												
B/14/0165 and B/15/0264 (land bounded by A16, London Road, Tytton Lane East & Causeway, Boston (known as Q1))	-	-	-	-	-	-	62	62	62	62	62	62	62	62	6	0	0	0	0	0	0	0	0	0	0	502	0	Outline planning permission (B/14/0165) granted for the erection of 502 dwellings. Reserved matters permission (B/15/0264) granted for the erection of 147 dwellings in April 2017. Development began almost immediately and 80 dwellings are currently under construction. Development is expected to proceed at an average of 50-75 dwellings per annum.
Other, smaller	-	-	-	-	-	-	327	327	330	330	331	39	39	39	39	39	89	89	89	88	88	0	0	0	0	2,283	0	1,565 are on sites where

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
sites																												development has not yet begun.
Minus lapse rate	-	-	-	-	-	-	-18	-18	-19	-19	-19	-4	-4	-4	-4	-4	-9	-9	-9	-9	-9	0	0	0	0	-158	0	The lapse rate assumes that 10% of all planning permissions where development has not yet begun will not deliver any dwellings.
Total from commitments	-	-	-	-	-	-	371	371	373	373	374	97	97	97	41	35	80	80	80	79	79	0	0	0	0	2,627	0	
Suitable Urban Extensions allocated in the South East Lincolnshire Local Plan																												
Sou006	-	-	-	-	-	-	0	0	0	0	44	88	88	88	88	88	88	88	88	88	88	88	88	88	88	1,276	239	The site is being promoted by Chestnut Homes. They indicate that they expect development to begin in 2021, and proceed at 75-100 dwellings p.a.
Wes002	-	-	-	-	-	-	0	38	75	75	75	75	75	75	75	75	75	75	75	75	75	75	50	0	0	1,138	0	The site is being promoted by Broadgate Homes, who have an undetermined (as at November 2017) outline application (B/17/0367) for 1,200 dwellings. They indicate that they expect development to begin in Summer 2018, and proceed at approximately 75 dwellings per annum.
Other Housing Allocations identified in the South East Lincolnshire Local Plan																												
Fen006	-	-	-	-	-	-	0	0	12	25	25	25	25	25	25	25	25	25	3	0	0	0	0	0	0	240	0	Undetermined (as at November 2017) full application (B/16/0106) for 86 dwellings as phase 1. Agent indicates that local

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												housebuilder & housing association who will undertake phase 1 are expected to develop the entire site.
Fis001	-	-	-	-	-	-	0	12	25	25	25	25	25	25	18	0	0	0	0	0	0	0	0	0	0	180	0	Planning Cttee resolved to grant outline p.p. for 180 dwellings on 20th June 2017. Site is in the hands of Cyden Homes Ltd.
Fis033	-	-	-	-	-	-	0	0	0	12	25	25	25	25	25	25	25	25	10	0	0	0	0	0	0	222	0	Site is in 4 ownerships, but all 4 parcels can be accessed independently. Agents acting for 2 owners indicate that negotiations with a housebuilder are advanced. Agent acting for 1 owner indicates that a housebuilder is being sought to enter into an Option or Promotion Agreement.
Wyb033	-	-	-	-	-	-	0	0	0	12	25	25	25	25	25	25	25	25	25	13	0	0	0	0	0	250	0	Site is in 4 ownerships. 1 owner indicates that marketing will follow imminent outline application (this parcel can be accessed independently). 3 owners are working together & indicate that negotiations with a housebuilder are under way. This parcel can be accessed independently.
Cen001	-	-	-	-	-	-	0	12	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	Capacity from planning application. Subject of an undetermined (as at

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												November 2017) full application (B/17/0121) by developer for 60 dwellings.
Fen001	-	-	-	-	-	-	0	0	0	0	12	25	18	0	0	0	0	0	0	0	0	0	0	0	0	55	0	Agent indicates that a planning application is intended to be submitted in 2017, & that the site will be marketed once p.p. is granted.
Fen002	-	-	-	-	-	-	0	0	0	0	0	8	8	8	8	3	0	0	0	0	0	0	0	0	0	35	0	Agent indicates that the site is being actively marketed.
Fis002	-	-	-	-	-	-	0	0	0	0	0	0	3	3	3	3	0	0	0	0	0	0	0	0	0	12	0	Agent indicates that marketing will begin shortly.
Fis003	-	-	-	-	-	-	0	0	0	0	0	12	25	25	25	3	0	0	0	0	0	0	0	0	0	90	0	Owner indicates that survey work is underway in preparation for a planning application.
Fis017a	-	-	-	-	-	-	0	0	0	25	25	25	25	25	25	25	25	0	0	0	0	0	0	0	0	200	0	Undetermined (as at April 2018) outline application for up to 200 dwellings. No recent information on owner's intentions or developer involvement.
Fis038	-	-	-	-	-	-	0	0	0	0	12	25	16	0	0	0	0	0	0	0	0	0	0	0	0	53	0	Agent indicates that a planning application is intended to be submitted in 2018 & that several housebuilders have expressed interest in the site.
Nor006	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	12	25	25	9	0	0	0	0	0	0	71	0	Agent indicates that no planning application is expected shortly, & that the site is not currently being actively marketed (though it is for sale).
Pil002	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	3	1	0	0	0	0	0	13	0	No recent information from

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												landowner.
Pil006	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	3	3	3	1	0	0	0	19	0	ent information from landowner.
Wes001	-	-	-	-	-	-	0	0	0	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	11	0	dicates that full applications for 2 plots will be submitted in 2017 for marketing to potential self-builders.
Wyb013	-	-	-	-	-	-	0	0	0	0	0	0	12	25	25	23	0	0	0	0	0	0	0	0	0	85	0	Agent indicates that outline application will shortly be submitted, & marketing will commence by Feb 2018.
[illegible]041	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	8	8	8	1	0	0	0	0	41	0	No recent information from landowner.
Bic004	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	8	3	0	0	0	0	0	0	27	0	No recent information from landowner.
Bic015	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	1	0	0	0	0	0	0	10	0	No recent information from landowner.
Bic017	-	-	-	-	-	-	0	0	0	0	3	3	3	3	3	3	0	0	0	0	0	0	0	0	0	18	0	Site is in 2 ownerships, but both parcels can be accessed independently. Owners indicates that marketing to housebuilders is underway or will begin shortly.
But002	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	5	0	0	0	0	0	0	0	21	0	No recent information from landowner.
But004	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	5	0	0	0	0	0	0	0	21	0	No recent information from landowner.
But020	-	-	-	-	-	-	0	0	0	11	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	The site is being promoted by Broadgate

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												Homes, who suggest that: it will accommodate 23 dwellings; development will begin in 2020; and development will be completed within 1 year.
Fis046	-	-	-	-	-	-	0	0	0	0	8	8	8	8	8	5	0	0	0	0	0	0	0	0	0	45	0	ndicates that a planning application will be submitted in 2017 & that marketing will follow p.p.
Kir016	-	-	-	-	-	-	0	10	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	s being promoted by Kier Property who suggest that: it will accommodate 40 dwellings; development will begin in Q3 of 2018; and the scheme will be built out in a single phase of development.
Kir034	-	-	-	-	-	-	0	0	0	0	0	0	8	8	8	8	8	1	0	0	0	0	0	0	0	41	0	ndicates that a contract with a housebuilder is expected to be completed by Oct 2017 which would require the submission of a planning application by Feb 2018. However, development cannot begin until development of land to south has progressed.
Kir041	-	-	-	-	-	-	0	0	12	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	102	0	s in 3 ownerships. The owner of 81% of the site indicates that a contract with a housebuilder is expected to be completed by Oct 2017 which would require the submission of a planning application by Feb 2018. This parcel can be

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												accessed independently. The owner of 8% of the site indicates that a planning application is intended to be submitted in late 2017, & that marketing will follow p.p. This parcel can be accessed independently. The owner of 11% of the site indicates that marketing will commence by Sept 2018. This parcel will need to be accessed via the largest parcel.
S/2009/028	-	-	-	-	-	-	0	0	0	12	25	25	25	25	25	25	25	25	25	25	1	0	0	0	0	263	0	indicates that discussions have taken place with a housebuilder & that matters will be taken further once the allocation is confirmed.
Swi015	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	12	25	25	25	25	4	0	0	0	0	116	0	ent information from landowner.
Swi018	-	-	-	-	-	-	0	0	0	0	0	0	3	8	8	8	8	0	0	0	0	0	0	0	0	35	0	indicates that marketing will begin in mid to late 2018.
Swi037	-	-	-	-	-	-	0	0	0	12	25	22	0	0	0	0	0	0	0	0	0	0	0	0	0	59	0	2 ownerships, but they indicate that they are working together. Indicative layouts/designs are being prepared & discussions have taken place with a housebuilder.
Wig014	-	-	-	-	-	-	0	0	0	0	0	0	3	3	3	3	3	3	1	0	0	0	0	0	0	19	0	indicate that a planning application is likely to be submitted once the allocation is confirmed & that marketing would then follow.
Wra013	-	-	-	-	-	-	0	0	0	0	8	8	8	8	8	5	0	0	0	0	0	0	0	0	0	45	0	ndicates that a planning application will be submitted

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												shortly & marketing will commence once p.p. has been obtained.
TOTAL SUPPLY	91	64	175	109	180	352	371	443	524	678	804	602	584	553	490	496	522	476	403	361	294	207	181	131	131	9,222	239	
TOTAL REQUIREMENT	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	317	7,744	-	

Schedule of Proposed Main Modifications –18/05/2018

Expected housing completions for each year of the Local Plan period for South Holland District

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
Net completions (total number of dwellings built minus the number of dwellings lost to demolition)																												
Completions	167	200	270	302	293	266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,498	-	
Windfall allowance (number of dwellings expected to be built on sites that are not identified for development in the Local Plan)																												
Windfalls	-	-	-	-	-	-	-	-	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	848	0	It is assumed that, over the next three years, all 'windfall' completions will come from the stock of commitments. Thus, a windfall allowance is not applied until 2020/21
Commitments (sites with full or outline planning permission, and sites where there is a resolution to grant planning permission (as at 31st March 2017)																												
H16-0571-09 Holland Park, Spalding	-	-	-	-	-	-	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1,900	336	Outline planning permission (H16-0571-09) granted for the erection of 2,250 dwellings. Reserved matters permission (H16-0464-14) granted for the erection of 312 dwellings in October 2014. Development has begun, and 14 dwellings were built in 2016/17. Development is expected to proceed at an average of 100 dwellings per annum.
H09-0521-14 Manor Farm, Fen Road, Holbeach	-	-	-	-	-	-	0	0	38	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	838	62	Outline planning permission (H09-0521-14) granted for the erection of 900 dwellings. Reserved matters application (H09-0331-17) for 330 dwellings granted in November 2017. Development is expected to begin

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												in Summer 2019 and to proceed at an average of 50 dwellings per annum.
Other, smaller sites	-	-	-	-	-	-	376	375	375	374	374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,874	0	1,151 are on sites where development has not yet begun.
Minus lapse rate	-	-	-	-	-	-	-23	-23	-27	-28	-28	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-199	-6	The lapse rate assumes that 10% of all planning permissions where development has not yet begun will not deliver any dwellings
Total from commitments	-	-	-	-	-	-	453	452	486	496	496	145	145	145	145	145	145	145	145	145	145	145	145	145	145	4,413	392	
Suitable Urban Extensions allocated in the South East Lincolnshire Local Plan																												
Vernatts SUE (Pin045)	-	-	-	-	-	-	0	0	0	25	50	50	50	50	50	50	50	50	50	50	50	50	50	1	0	676	0	The site is being promoted by Ashwood Homes. Funding for infrastructure investment is currently being sought.
Vernatts SUE (Pin024)	-	-	-	-	-	-	0	0	0	0	38	75	75	75	75	75	75	75	75	75	75	75	75	75	75	1,088	2,200	The site is being promoted by Broadgate Homes, who suggest that they will apply for p.p. within 2 years of the Plan's adoption, and that development will begin in 2021/22 & proceed at 75 dwellings p.a. Funding for infrastructure investment is currently being sought.
Holbeach West SUE (Hob048)	-	-	-	-	-	-	0	0	0	0	25	50	50	50	50	50	50	50	50	50	50	50	50	50	50	725	175	Planning Cttee has resolved to grant outline p.p. for 650 dwellings on part of site, subject to S106A. No known housebuilder involvement. No recent information from landowner on remainder.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
Other Housing Allocations identified in the South East Lincolnshire Local Plan																												
Pin025	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	2	0	0	0	0	0	0	11	0	No recent information from landowner. No known constraints.
Pin050	-	-	-	-	-	-	0	0	0	12	25	13	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	Agent indicates that a planning application is intended to be submitted in 2017, and that a conditional contract with a housebuilder is expected to be exchanged by Oct 2017.
Stm004	-	-	-	-	-	-	0	0	0	12	25	25	25	25	25	3	0	0	0	0	0	0	0	0	0	140	0	Planning Cttee has resolved to grant outline p.p. subject to S106A. Agent indicates that preliminary discussions with a housebuilder are underway.
Stm010	-	-	-	-	-	-	0	0	0	0	0	0	0	12	25	25	1	0	0	0	0	0	0	0	0	63	0	Agent indicates that, once the allocation is confirmed, either the site will be sold to a housebuilder, an outline application will be made, or a promotion/option agreement with a housebuilder will be sought.
Stm028	-	-	-	-	-	-	0	0	4	0	0	0	0	0	0	12	25	25	25	17	0	0	0	0	0	108	0	Owner indicates that 4 dwellings intended to be built before 2019. Remaining site may be marketed to housebuilders post-2023.
Mon005	-	-	-	-	-	-	0	0	0	0	0	0	0	12	25	25	25	1	0	0	0	0	0	0	0	88	0	Agent indicates that a planning application will not be submitted until the Housing Allocation is confirmed. At that time housebuilders will be approached.
Mon008	-	-	-	-	-	-	0	0	0	0	0	25	50	50	50	50	50	50	50	50	9	0	0	0	0	434	0	Agent indicates that preliminary layout proposals have been prepared, & that recent discussions have been had with 2 housebuilders.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												Housebuilders will be approached again once the allocation is confirmed.
Cro011	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	8	7	0	0	0	0	0	0	31	0	No recent information from landowner.
Cro036	-	-	-	-	-	-	0	0	0	0	8	8	8	6	0	0	0	0	0	0	0	0	0	0	0	30	0	Agent indicates that a planning application will be submitted by February 2018. Marketing to housebuilders will take place once p.p. is secured and development costs are established.
Cro043	-	-	-	-	-	-	0	0	0	0	8	8	8	7	0	0	0	0	0	0	0	0	0	0	0	31	0	Planning Cttee has resolved to grant outline p.p. subject to S106A. No known housebuilder involvement.
Cro044	-	-	-	-	-	-	0	7	15	15	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0	Full p.p. for development of 41 homes granted to housebuilder on 21st Aug 2017.
Cro046	-	-	-	-	-	-	0	0	0	0	8	8	6	0	0	0	0	0	0	0	0	0	0	0	0	22	0	Outline p.p. for development of up to 22 dwellings granted on 16th Aug 2017. No known housebuilder involvement.
Cro050	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	12	25	25	8	0	0	0	0	0	0	70	0	No recent information from landowner.
Don001	-	-	-	-	-	-	0	0	12	25	25	19	0	0	0	0	0	0	0	0	0	0	0	0	0	81	0	Undetermined (as at November 2017) full planning application from housebuilder to construct 81 dwellings.
Don006	-	-	-	-	-	-	0	0	0	0	0	12	25	25	25	23	0	0	0	0	0	0	0	0	0	110	0	Agent indicates that recent advanced discussions with a housebuilder proved fruitless, & that an alternative housebuilder is being sought.
Don008	-	-	-	-	-	-	0	0	0	0	12	25	25	10	0	0	0	0	0	0	0	0	0	0	0	72	0	Planning Cttee has resolved to

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												grant outline p.p. for 73 dwellings subject to S106A. No known housebuilder involvement.
Don018	-	-	-	-	-	-	0	0	0	0	0	12	25	15	0	0	0	0	0	0	0	0	0	0	0	52	0	Agent indicates that an outline application will be made shortly, or a promotion/option agreement with a housebuilder will be sought.
Don030	-	-	-	-	-	-	0	0	0	0	0	3	3	3	3	0	0	0	0	0	0	0	0	0	0	12	0	Agent indicates that recent advanced discussions with a housebuilder proved fruitless, & that an alternative housebuilder is being sought.
Hob004	-	-	-	-	-	-	0	8	8	8	8	4	0	0	0	12	25	25	11	0	0	0	0	0	0	109	0	Planning Cttee has resolved to grant full p.p. to housebuilder for 36 dwellings on part of site, subject to S106A. No recent information on remainder.
Hob032	-	-	-	-	-	-	0	0	0	0	12	25	25	25	25	25	25	23	0	0	0	0	0	0	0	185	0	Planning Cttee has resolved to grant outline p.p. subject to S106A. No known housebuilder involvement.
Pin002	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	8	2	0	0	0	0	0	0	26	0	No recent information from landowner.
Pin019	-	-	-	-	-	-	0	0	0	8	8	8	8	2	0	0	0	0	0	0	0	0	0	0	0	34	0	Agent indicates that discussions with a housebuilder will be taken to formal offer stage once the allocation is confirmed.
Pin065	-	-	-	-	-	-	0	0	0	0	0	8	8	8	8	8	8	1	0	0	0	0	0	0	0	49	0	Agent indicates that recent advanced discussions with a

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												housebuilder proved fruitless, & that an alternative housebuilder is being sought.
Los008	-	-	-	-	-	-	0	0	0	0	0	8	8	8	8	2	0	0	0	0	0	0	0	0	0	34	0	Owner indicates that agents have been engaged to market the site & to make a planning application.
Los015	-	-	-	-	-	-	0	0	0	0	0	12	25	25	25	25	25	25	25	25	3	0	0	0	0	215	0	Agent indicates that work is underway towards submission of a planning application, & that marketing will commence once planning permission has been obtained.
Los026	-	-	-	-	-	-	0	0	0	0	0	0	0	8	8	8	8	8	6	0	0	0	0	0	0	46	0	Agent indicates that the land will be marketed once the allocation is confirmed.
Los046	-	-	-	-	-	-	0	0	0	0	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	14	0	Planning Cttee has resolved to grant outline p.p. on part of the site subject to S106A. No known developer involvement.
Sub027	-	-	-	-	-	-	0	0	0	0	0	12	25	25	25	25	25	25	25	23	0	0	0	0	0	210	0	Agent indicates that discussions with housebuilders are on-going.
Cow004	-	-	-	-	-	-	0	16	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	0	Undetermined (as at November 2017) full planning application from housebuilder to construct 80 dwellings on these two sites.
Cow009	-	-	-	-	-	-	0	10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	
Fle003	-	-	-	-	-	-	0	8	8	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	Undetermined (as at November 2017) full planning application from housebuilder to construct 23 dwellings.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												Housebuilder indicates that development will commence in early 2018.
Geh003	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	12	25	25	5	0	0	0	0	0	0	67	0	No recent information from landowner.
Geh004	-	-	-	-	-	-	0	0	0	0	0	3	3	3	3	3	1	0	0	0	0	0	0	0	0	16	0	Agent indicates that discussions have been held with a housebuilder, but that matters will not be formalised until the allocation is confirmed.
Geh015	-	-	-	-	-	-	0	0	0	0	0	8	8	8	5	0	0	0	0	0	0	0	0	0	0	29	0	Agent indicates that discussions have been held with a housebuilder, but that matters will not be formalised until the allocation is confirmed.
Gos001	-	-	-	-	-	-	0	0	0	0	12	25	25	14	0	0	0	0	0	0	0	0	0	0	0	76	0	Planning Cttee has resolved to grant outline residential p.p. subject to S106A. No known developer involvement.
Gos003	-	-	-	-	-	-	0	0	0	27	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	81	0	Housebuilder promoting the site suggests that they will apply for p.p. within 6 months of the Plan's adoption, and that development will begin in early 2020 & be complete within 18 months.
Gos006	-	-	-	-	-	-	0	0	0	0	0	0	0	3	3	3	1	0	0	0	0	0	0	0	0	10	0	Agent indicates that once the allocation is confirmed, they will begin to market the site to housebuilders.
Gos023	-	-	-	-	-	-	0	0	0	0	0	0	0	0	12	25	25	8	0	0	0	0	0	0	0	70	0	Owner indicates that they are waiting for potential buyers and offers.
Mou029	-	-	-	-	-	-	0	0	0	0	8	8	8	8	8	6	0	0	0	0	0	0	0	0	0	46	0	Undetermined (as at November 2017) outline planning application for up to 78 dwellings. No known developer involvement.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
Mou042	-	-	-	-	-	-	0	0	0	12	25	25	16	0	0	0	0	0	0	0	0	0	0	0	0	78	0	Agent indicates that a conditional contract has been entered into with a housebuilder, who is obliged to apply for p.p. by June 2018.
Mou016	-	-	-	-	-	-	0	0	0	0	0	3	3	3	3	3	2	0	0	0	0	0	0	0	0	17	0	Agent indicates that an indicative design has been prepared, a planning application will be submitted shortly, & that developers will not commit to the site until its allocation has been confirmed.
Mou023	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	1	0	0	0	0	0	0	10	0	No recent information from landowner.
Mou035	-	-	-	-	-	-	0	0	0	0	0	25	25	2	0	0	0	0	0	0	0	0	0	0	0	52	0	Subject of recent pre-application discussions.
Qua002	-	-	-	-	-	-	0	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	Full p.p. was granted on 4th August 2017. Agent indicates that the site's sale to a housebuilder is contracted, & that development is likely to be completed within 2 years.
Qua003	-	-	-	-	-	-	0	0	0	0	12	25	25	21	0	0	0	0	0	0	0	0	0	0	0	83	0	Outline p.p. was granted on 17th May 2017 for the residential development of part of the site. Agent indicates that layout proposals for the whole site are being prepared, the site is being marketed & developer interest is positive.
Qua004	-	-	-	-	-	-	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	Housebuilder promoting the site suggests that they will apply for p.p. within 4 months of the Plan's adoption, and that development will begin in late 2019 & be complete within 12 months.
Sur003 (part not covered by H17-0798-15)	-	-	-	-	-	-	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	Outline p.p. is outstanding for residential development of the site's frontage, and an

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												outline application for the remainder is undetermined (as at November 2017). Agent indicates that, once p.p. is outstanding, marketing will begin.
Sur006	-	-	-	-	-	-	0	8	8	8	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	Full p.p. for the development of 26 dwellings was granted to a housebuilder on 3rd April 2017.
Sur016	-	-	-	-	-	-	0	0	0	0	0	8	8	8	8	8	4	0	0	0	0	0	0	0	0	44	0	Agent indicates that the site is being marketed to housebuilders, & that discussions with several developers are underway.
Sur007	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	3	3	3	2	0	0	0	0	0	0	11	0	No recent information from landowner.
Suj012	-	-	-	-	-	-	0	0	0	8	8	8	8	8	2	0	0	0	0	0	0	0	0	0	0	42	0	Outline p.p. was granted on 6th June 2017. Owner indicates that the sale of the land to a housebuilder will be finalised shortly.
Tyd014	-	-	-	-	-	-	0	0	0	0	0	0	0	8	8	8	7	0	0	0	0	0	0	0	0	31	0	Owner indicates that marketing will begin once the allocation is confirmed.
Wsn003	-	-	-	-	-	-	0	0	0	0	12	25	25	25	25	23	0	0	0	0	0	0	0	0	0	135	0	Planning Cttee has resolved to grant outline residential p.p. subject to S106A. Owner indicates that the site will be marketed once p.p. is outstanding.
Wsn022	-	-	-	-	-	-	0	12	25	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	Full p.p. for 60 dwellings was granted on 21st August 2017 to a housebuilder.
Wsn029	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	12	25	20	0	0	0	0	0	0	0	57	0	No recent information from landowner.
Wha002	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	8	8	8	8	7	0	0	0	0	0	39	0	No recent information from landowner.
Wha019	-	-	-	-	-	-	0	0	0	8	8	8	3	0	0	0	0	0	0	0	0	0	0	0	0	27	0	Outline p.p. was granted in April 2017 for the residential development of part of the site. Owner indicates that discussions

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL 2011-2036	After 31.3.36	Notes
																												with a housebuilder are on-going.
TOTAL SUPPLY	167	200	270	302	293	266	453	524	605	786	930	816	807	753	704	764	738	667	550	495	385	373	373	324	323	12,868	2,767	
TOTAL REQUIREMENT	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	467	11,675	-	

Appendix B

Appendix ~~5~~ 7: Local Plan Implementation

Objective	Monitoring Indicator (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~~ 1: Spatial Strategy				
Delivery of development according to the settlement hierarchy Links to Policies ~~8~~ 7 and 11	• The amount of services lost and/or 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~~ 2: Development Management				
Seeking to deliver proposals that accord with sustainable development principles Links to Policies ~~4~~ 3, ~~5~~ 4, ~~6~~ 5, ~~24~~ 28, ~~25~~ 29, ~~26~~ 30, ~~27~~ 31, ~~28~~ 32, ~~29~~ 33 and ~~31~~ 36	• 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 3: Design of New Development				
Promotion of high quality and inclusive design and layout in	• No. of planning applications refused ~~due~~ owing to inappropriate design	Decision monitoring	Review circumstances and if appropriate review policy	All

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
development proposals			and alternatives	
Policy 5 4: ~~Strategic~~ Approach to Flood Risk				
~~Locating major development in areas at the lowest hazard or probability of flooding whilst ensuring no increase in flood risk as a result of the development.~~ Ensuring that development proposals take proper account of flood risk issues, and that new development will be resilient to the potential consequences of flooding.	• 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 • ~~Housing~~ No. of residential planning permissions ~~and completions~~ granted in ~~ROY~~ 'danger for some', 'danger for most' and 'danger for all' hazard zones	Decision monitoring and annual analysis of housing completions/permissions to assess development in ~~ROY~~ 'danger for some', 'danger for most' and 'danger for all' hazard zones.	Review circumstances and if appropriate review policy and alternatives	6: Green infrastructure, 9: Air, water and soil quality, 10: Land and waste, 11: Flood risk, 12: Climate change
Policy 6 5: 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 Section ~~s~~106 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~~ 6: Developer Contributions				
Application of developer contributions to developments above national prescribed thresholds	• No of s106 agreements signed ~~annually~~ per annum • Level of developer contributions funding secured ~~annually~~ per annum • 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~~ 7: 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 per annum • Total amount of additional (net & gross) employment floor space 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 8: Prestige Employment Sites				

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
Delivery of six Prestige Employment Sites including attendant infrastructure	For each site: • Completion of masterplan • Total amount of additional (net and gross) employment floor space by type • Available employment land with and without planning permission	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; and/or • partial review of Local Plan	3: Transport, 4: Social inclusivity, 5: Education, 6: Green Infrastructure, 7: Heritage, 8: Landscape, 9: Air, water and soil quality, 10: Land and waste, 11: Flood Risk, 13: Economy
Policy 9: Promoting a Stronger Visitor Economy				
• Delivery of tourism and visitor economy facilities; • Specific policy approach to Springfields Shopping and Festival Gardens	• Expenditure in the visitor economy per annum	• Annual monitoring of tourism/ visitor economy developments • Specific consideration of any proposals at Springfields Shopping and the Festival Gardens to determine policy success	Review circumstances and if appropriate review policy and alternatives	3: Transport, 4: Social inclusivity, 5: Education, 8: Landscape, 9: Air, water and soil quality, 10: Land and waste, 13: Economy
Policy 10: Meeting ~~Objectively~~ Assessed Housing ~~Need~~ Requirements				
Provision of ~~18,300~~ 19,425 dwellings (~~7,550~~ 7,744 in Boston BC and ~~10,750~~ 11,681 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

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
Policy 12: Release of Reserve Housing Sites UPDATE AFTER DUNCAN'S CHANGES				
Delivery of Reserve Housing Sites if completions on allocated sites and other housing commitments fall below 85% of the number of homes required.	• No. of housing completions per annum by LPA • No. of housing completions on released Reserve Sites	Annual updates via the AMR on housing completions	Depending on the scale and nature of the potential under-delivery/deviation, actions may include: • engaging with stakeholders; • preparation of an interim position statement; 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 13: South West Quadrant Sustainable Urban Extension (Sou006)				
Delivery of the specific development as an urban extension to Boston, including its attendant infrastructure	• Number of housing completions within the sustainable urban extension per annum • Area of land in B1, B2 and B8 use within the sustainable urban extension per annum • Area of land in open space use (by type) within the sustainable urban extension per annum • Length (kilometres) of the Boston Distributor Road delivered within each five year period (by phase)	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; 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, 13: Employment
Policy 14: South of the North Forty Foot Sustainable Urban Extension (Wes002)				
Delivery of the specific development as an urban extension to Boston, including its attendant infrastructure	• Number of housing completions within the sustainable urban extension per annum • Area of land in open space use (by type) within the sustainable urban extension per annum • Length (kilometres) of the Boston Distributor Road delivered within each five year period (by phase)	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; 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 ~~12~~ 15: 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~~ Length (kilometres) of the northern phase of the SWRR delivered within each five year period	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;	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

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
			• ~~bringing forward additional allocations;~~ and/or • partial review of Local Plan	
Policy ~~13~~ 16: 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~~ 17: 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~~ 18: 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~~ 19: 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~~ 20: Accommodation for Gypsy, Travellers and Travelling Showpeople				
Delivery of the identified requirement for Gypsy and Traveller pitches, and Travelling Showpeople plots	• Net additional ~~permanent~~ residential pitches for gypsies and travellers • Net additional transit ~~or stopping place~~ pitches ~~for gypsies and travellers~~ • Net additional ~~permanent~~ residential ~~& seasonal~~ plots for travelling showpeople	Annual review of pitches and plots delivered	Review circumstances and if appropriate review policy and alternatives	1: Housing, 4: Social inclusivity, 8: Landscape
Policy ~~18~~ 21: 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~~ 22: Replacement Dwellings in the Countryside				
Delivering replacement dwellings in	• No. of replacement dwellings completed	Annual review of the delivery of	Review circumstances and if	1: Housing, 4: Social

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
the countryside	in the countryside	new replacement dwellings	appropriate review policy and alternatives	inclusivity, 8: Landscape
Policy ~~20~~ 23: 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~~ 24: 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~~y~~ies • Vacancy rates for retail use in the town centre~~s~~ boundaries • 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 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres				
Ensuring that Boston and Spalding town centres remain the focus for retail, entertainment, and commercial activity	• 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, and by centre	Decision monitoring. Periodical	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~~ 26: 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~~ 27: 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 Festival Gardens	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 waste, 13: Economy
Policy ~~24~~ 28: 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	• No. of ~~planning~~ applications refused ~~due~~ owing 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	Decision monitoring Periodical surveys of state and quality of natural environment features (working with relevant	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,

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
network in the Local Plan area	and ecological networks • No. of hectares of Suitable Alternative Natural Greenspace • No. and type of conservation features incorporated into buildings	nature conservation bodies)		12: Climate change
Policy ~~25~~ 29: 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~~ 30: 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 South Holland)	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
Policy ~~27~~ 31: 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~~ 32: 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

Objective	Monitoring Indicator (s)	Trigger	Actions	SA Objective (s)
Policy ~~29~~ 33: 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 34: Delivering the Boston Distributor Road				
Identification of specific new road infrastructure	• Length (kilometres) of the Boston Distributor Road delivered within each five year period (by phase) • Progress with funding applications for the delivery of the Boston Distributor Road	Updates via the AMR on completions and permissions	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~~ 35: Delivering the Spalding Transport Strategy				
Identifies the mechanism for securing the delivery of transport initiatives and the SWRR to mitigate the adverse impacts of new housing in Spalding	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, 9: Air, soil and water quality, 12: Climate change
Policy ~~31~~ 36: 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

Appendix C

Appendix 5: Allocations – Infrastructure requirements, constraints and mitigation

Infrastructure requirements, constraints and mitigation - Employment Allocations in Boston Borough

Site Reference	Infrastructure requirements, constraints and mitigation
BO001 Boston Endeavour Park	• No known constraints that could render intensification unviable, as infrastructure and highways provided to each unit and the boundaries of the available land. • Upfront investment would be required to open-up the greenfield extension to the north - access, foul and water recycling improvements and flood mitigation surface water drainage would be required.
BO006 Riverside Industrial Estate, Boston	• No known constraints that could render intensification unviable, as infrastructure and highways provided to the unit and the boundaries of each plot of available land. • Upfront investment would be required to open-up the available land - water, foul and water recycling improvements, flood mitigation and surface water drainage would be required.
BO008 Q2: The Quadrant, Boston*#	• No known constraints that could render development unviable. • Significant upfront investment would be required to open-up the wider site - highways, water, foul & water recycling, flood mitigation & surface water drainage would be required. • Delivery is likely to be long term following housing development on the wider site. • Project management team on board, supported by the LEP.
KI001 Kirton Distribution Park*#	• No known constraints that could render development of the site unviable, as spine road, flood mitigation, drainage and landscaping in place for the site which minimises opening-up costs for future occupiers.
SU001 Sutterton Enterprise Park	• No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to each unit. Opportunities exist for intensification on the site.
SU003 Love Lane, Sutterton	• No known constraints that could render development of the site unviable, as access and utilities provided to the site. • Access, utilities, water and foul water improvements, surface water drainage may need to be upgraded for new development.

Infrastructure requirements, constraints and mitigation - Employment Allocations in South Holland District

Site Reference	Infrastructure requirements, constraints and mitigation
CRO01 Crease Drove Business Park, Crowland	• No known constraints that could render development of the site unviable, as infrastructure and highways provided to the available land. • Water and foul water improvements, flood mitigation and surface water drainage would be required for new development.
CRO07 Thorney Road, Crowland	• No known constraints that could render development of the site unviable, as highways provided to the boundary. • Access, water and foul water improvements, flood mitigation and surface water drainage would be required for new development.
HO002 Holbeach Food Enterprise Zone*#	• Significant upfront investment required including: access (funding in place/ mechanisms identified to secure it), utilities (electricity, water & foul water, surface water drainage & flood mitigation. • Planning permission for University of Lincoln establishment in place.
LO002 Bridge Road Industrial Estate, Long Sutton	• No known constraints that could render development of the site unviable, as access & utilities provided to each unit. • Access, utilities, water & foul water, surface water drainage & flood mitigation would be required.
LO009 Bridge Road, Long Sutton*	• No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. • Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would be required for new development.
SP001 Wardentree Lane, Spalding	• No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. • Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded.
SP002 Lincs Gateway, Spalding *#	• No known constraints that could render development of unviable: access & utilities provided to the boundary. • The site has PP for mixed use. • Access, utilities, water & foul water, surface water drainage & flood mitigation may need upgrades.
SP012 Clay Lake, Spalding*	• No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. • Part of the site has PP for employment. • Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. • Electricity lines cross the southern part of the site - with careful design adverse impacts could be mitigated.

SB002 Wingland, Sutton Bridge	• Poor electricity supply not capable of accommodating high energy uses. • Site at high flood risk so flood mitigation costs are likely to be high. • Small scale development could be accommodated - access, utilities, surface water drainage & flood mitigation may need to be upgraded.
SB005 ailway Lane Industrial Estate, Sutton Bridge	• No known constraints that could render development of the site unviable, as access and utilities provided to the boundary of the available land. • Access, utilities, water and foul water improvements, surface water drainage may need to be upgraded for new development.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Boston

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – the town's primary schools are effectively at capacity, and 3.5 additional Forms of Entry (FE) will be required to accommodate additional needs to 2036. These needs are intended to be met by: the expansion of Boston St Nicholas CE Primary by 0.5 FE; the expansion of Boston West Academy by 1.0 FE; and the provision of a new 2FE primary school within the South West Quadrant Sustainable Urban Extension (Sou006). • Secondary and sixth form education – there is no capacity in the town's secondary schools, and 700 school places (including 165 sixth form places) will be required to accommodate additional needs to 2036. These needs will be met by the provision of a new secondary school on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at the town's GP surgeries to accommodate additional patients but, in the long term, a new GP surgery may be required to accommodate additional patients. • Surface water – the capacity of the town's surface water network has major constraints and all developments will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required.
Sou006	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The site's development will deliver a section of the Boston Distributor Road from London Road to the site and West End Road. • The site's development will deliver open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network. • Development will deliver the site for a new 2FE primary school. • In order to retain the rural character of the neighbouring Scheduled Ancient Monument, the existing belt of trees between the site and the Monument must be reinforced. White bargeboards and buildings of 3 storeys or over will not be acceptable in those parts of the site close to the Monument. • Potential impacts on TPO trees will need to be avoided by careful layout & design. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Wes002	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The site's development will deliver a section of the Boston Distributor Road extending to the North Forty Foot Drain. • The site's development will deliver open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fen006	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The site's development will require improvements to be made to existing local highway infrastructure - widening, and footway & drainage provision. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Fis001	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • It is likely that part of the site has been contaminated by previous use, and that remediation works will be required. • Existing footpath routes across the site will need to be retained within any new residential layout. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fis017a	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Vehicular access can be achieved via a simple priority junction (with suitable sized radii) off the A52. However, there is no footway on the south side of Wainfleet Road and it would

	not be acceptable for a development of this size to not have a continuous link formed from the end of the existing footway. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fis033	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • No development will be permitted within 9m of the Internal Drainage Board (IDB) watercourses located on the site's southern and northern boundaries and which bisect the site without the prior consent of the IDB. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Wyb033	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • Upgrades to the treatment capacity of the Frampton Water Recycling Centre and enhancements to the capacity of the foul sewerage network will be required. • An existing footpath route across the site will need to be retained within any new residential layout. • Improvement works to Tytton Lane East are likely to be required - widening and overlaying of the carriageway, the provision of footways, kerbs, drainage and street lighting. • 2 points of vehicular access are likely to be required. • Potential impacts from the proximity of the A16 will need to be mitigated. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Cen001	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Development proposals will need to be informed by a Heritage Impact Assessment, to address impacts on the historic townscape (given that the site is within the Boston Conservation Area and that there are neighbouring listed buildings). • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Fen001	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The creation of a vehicular access may require the relocation of telecommunication infrastructure. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fen002	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The creation of a vehicular access may require the relocation of a street light. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fis002	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The frontage hedge will have to be removed in order to allow the formation of appropriate visibility splays. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Fis003	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • No development will be permitted within 9m of the Internal Drainage Board (IDB) watercourse located on the site's eastern boundary without the prior consent of the IDB. • More than one point of vehicular access should be provided, and a frontage footway & highway drainage will be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Fis038	• The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Mitigation for the loss of foraging grounds for Pink Footed Geese may be required. • The footway on the west side of Church Green Road will need to be extended across the frontage of some existing dwellings to provide a continuous route for pedestrians. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Nor006	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Potential impacts on the Local Wildlife Site to the site's south will need to be explored and mitigated, if necessary. • In order to mitigate potential impacts on the Historic Park or Garden to the south, the site should be surrounded by a traditional evergreen hedge such as green privet or hornbeam. • Development at the southern end of the site should be largely single storey to relate to the existing properties on Red Cap Lane. • Although the vehicular access is adequate in width and visibility is acceptable in both directions, embankment works & relationship to an existing tree/street light would require care. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.

Pil002	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • It is possible that the site has been contaminated by previous use, and that remediation works will be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Pil006	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Development proposals will need to be informed by a Heritage Impact Assessment, to address impacts on the historic townscape (given that the site is adjacent to the Boston Conservation Area and that there are neighbouring listed buildings). • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
Wes001	• The Boston Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Wyb013	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • Upgrades to the treatment capacity of the Frampton Water Recycling Centre and enhancements to the capacity of the foul sewerage network will be required. • Vehicular access could be achieved via the existing main access off Wortleys Lane (with some carriageway widening & highway improvements). The existing access off the A52 is potentially acceptable but it would be safer if access were taken from Wortleys Lane. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.
Wyb041	• Water resources are adequate to serve this site, but an upgrade to the water supply network may be required. • Upgrades to the treatment capacity of the Frampton Water Recycling Centre and enhancements to the capacity of the foul sewerage network will be required. • It is possible that the site has been contaminated by previous use, and that remediation works will be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Spalding

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - there is no capacity currently available in Spalding. A new 3FE primary school is required from development at Holland Park in Spalding, on 2.7ha of land, to be built in phases: initially 2FE followed by 1FE extension; • Secondary education - capacity is currently available at Spalding secondary schools which are 'closest to development'. There is a likelihood that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. A new secondary school will be required in the second five-year period of the plan; and land for this (to the west of Monk's House Lane) has been allocated in the Local Plan. • Sixth form education - the closest sixth form is in Spalding; sixth-form capacity echoes capacity in the secondary schools of which they are part (some capacity available). • Health - the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients. However, county-wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Water supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development. • Waste water – the Environment Agency has commented that Spalding water recycling centre has capacity for 25,000 dwellings. Anglian Water has commented that the water recycling centre has sufficient capacity. • Water supply/sewerage networks - Anglian Water has commented that a number of the proposed housing allocations in this area are expected to require improvements to the existing water supply and/or foul sewerage network to enable development to come forward on these sites. • Surface water - Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS).
Pin045 *Vernatts Sustainable Urban Extension (SUE): Phases 1 and 2 (part)*	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as up to 1m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site's development will deliver a major part of the Northern section of the Spalding Western Relief Road (SWRR) extending approximately to Two Plank Bridge. • The site's development (forming Phase 1 and part of Phase 2 of the Vernatts SUE) will deliver open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network. • Gas mains cross the site • Water mains and sewers cross the site

	• The SHDC contaminated land register refers to the railway line and to filled land near this site. • A heritage impact assessment will inform the master planning of the site. The heritage impact assessment will identify heritage assets including non-designated archaeology, assess their significance, and assess the impact of the development on their significance. Appropriate measures for mitigation and enhancement will be identified and set out in the assessment; and its results should inform the approaches to the layout and design of development across the site. Planning applications for the site should accord with the heritage impact assessment.
Pin024 *Vernatts SUE:* *Phases 2 (part) and 3*	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some', 'low hazard and 'no hazard' and flood depth in 2115 as up to 0.5m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site's development (forming Phase 3 and part of Phase 2 of the Vernatts SUE) will deliver the remaining part of the Northern section of the SWRR and a significant part of its Central section up to, but excluding, a bridge crossing of the Vernatt's Drain. • The site's development (forming Phase 3 and part of Phase 2 of the Vernatts SUE) will deliver open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network. • The site's development (forming Phase 3 of the Vernatts SUE) will deliver: a local centre; a nursery and primary school; healthcare facilities; and sports and recreational facilities. • Water mains cross the site • The site wraps around a pottery which is identified on the SHDC contaminated land register. • A heritage impact assessment will inform the master planning of the site. The heritage impact assessment will identify heritage assets including non-designated archaeology, assess their significance, and assess the impact of the development on their significance. Appropriate measures for mitigation and enhancement will be identified and set out in the assessment; and its results should inform the approaches to the layout and design of development across the site. Planning applications for the site should accord with the heritage impact assessment.
Pin025	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some' and 'low hazard' and flood depth in 2115 as up to 0.5m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Pin050	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 90% of it being a roughly equal combination of 'no hazard', 'low hazard' and 'danger for some' with flood depth in 2115 as up to 0.5m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Stm004	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 90% 'danger for most' and flood depth in 2115 as up to 1m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Vehicular access to the site from Cradge Bank Road will not be acceptable. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Stm010	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 77% 'danger for most' and flood depth up to 2m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The absence of a footway on the site's Spalding Common frontage needs to be addressed. • There is potential for the site to form an extension to the Holland Park SUE. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Stm028	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 73% 'danger for most' and flood depth in 2115 as up to 2m. Development will be required to include appropriate mitigation. • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The absence of a footway on the site's Spalding Common frontage needs to be addressed.

	• There is potential for the site to form an extension to the Holland Park SUE. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Mon005	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as zero. Development will be required to include appropriate mitigation. • Waste water has sufficient capacity for this site • The foul sewerage network requires upgrading for this site • Sewers and water mains cross the site • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site lies within a significant Iron Age Romano British landscape and further information may be required. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.
Mon008	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as zero. Development will be required to include appropriate mitigation. • Waste water has sufficient capacity for this site • The foul sewerage network requires upgrading for this site • Sewers and water mains cross the site • Water supply network: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • Foul sewerage network capacity: infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. • The site lies within a significant Iron Age Romano British landscape and further information may be required. • The site will be subject to financial contributions towards the funding of projects featured in the Spalding Transport Strategy in accordance with the provisions of policy 30: Delivering the Spalding Transport Strategy.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Crowland

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - there is limited capacity at the primary school in Crowland. Three additional classrooms could accommodate the additional need generated by the housing allocations (excluding sites with planning permission) and the school has sufficient land to expand. • Secondary and sixth form education - there is a lack of capacity at secondary level and at sixth form level at The Deepings (the nearest secondary school and sixth form); additional land would be required to accommodate demand from new development. • Health - currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). • Sewage treatment - the Crowland Water Recycling Centre has capacity to serve all sites however, in terms of the foul sewerage network, infrastructure and/or treatment upgrades will be required to serve the proposed growth (or a diversion of assets may be required). • Water resources - are adequate to serve the proposed growth, however infrastructure of treatment upgrades will be required to serve the proposed growth (or a diversion of assets may be required) in Crowland.
Cro011	• The sites development will require the footway to be extended to the site. • There appears to be a filled dyke on part of the site. This should be taken into consideration as part of the design and layout. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' and flood depth in 2115 as 0.5m-1.0m. Development will be required to include appropriate mitigation.
Cro036	• Access to the land would require significant widening and upgrading of Low Road, the provision of a footway and formal drainage. • A water pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing water main within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' with some 'danger for all' and flood depth in 2115 is mainly 0.5m-1.0m. Development will be required to include appropriate mitigation.
Cro043	• The site is within Flood Zone 2, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 ranges from 0m to 0.25-0.5m. Development will be required to include appropriate mitigation.
Cro044	• Part of the site is on a list of potentially contaminated sites requiring further investigation. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development.

	• The site is within Flood Zone 2, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 ranging from 0 - 0.25m to 0.5-1.0m. Development will be required to include appropriate mitigation.
Cro046	• Reform Street is a one-way street and it appears that existing residents habitually park on the east side of this road. Sufficient off-street parking for residents and visitors would therefore be required on this site. • A sewer pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • The site is within Flood Zone 1, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' and flood depth in 2115 ranging from 0 - 0.25m to 0.5-1.0m. Development will be required to include appropriate mitigation.
Cro050	• The site should preferably be accessed from both Normanton Road and Jubilee Way. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' and flood depth in 2115 of mainly 0.5m-1.0m although there is a small area of 1.0m -2.0m.. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Donington

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - there is no capacity at the primary school in Donington. Five additional classrooms could accommodate the additional need generated by the housing allocations (excluding sites with planning permission) but the school has sufficient land to extend. • Secondary education - there is a lack of capacity at secondary level at Donington; additional land would be required to accommodate demand from new development. • Sixth form education - the nearest Sixth form (within a school) is in Spalding, which has some capacity available to meet the need identified. • Health - currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County-wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). • Sewerage treatment - the Environment Agency has advised that Anglian Water be consulted relating to the phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied. The foul sewerage network would require upgrading for all sites. • Water resources – water resources are adequate to serve the proposed growth, however the supply network would require upgrading for all sites. • The County Archaeologist has advised that there are no major archaeological issues for housing allocations in Donington, but further information may be required depending on the development.
Don001	• Frontage footpaths, kerbs and drainage are required and a watercourse may need to be culverted or piped. • Although some of the site is within Flood Zones 2 and 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Don006	• Upgrades to the Water Recycling Centre will be required to accommodate this site; infrastructure and/or treatment upgrades will be required to serve the proposed growth (or a diversion of assets may be required). • A frontage footway, kerbs and drainage would be required and need to extend northwards if Don001 does not come forward first. • The site is on a list of potentially contaminated sites requiring further investigation. • Although most of the site is within Flood Zones 2 and 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Don008	• The site is adjacent to a haulage distribution site which will impact on the residential amenities of this site. Impacts can be reduced through careful site layout, house design, bunding/screening and acoustic vents to bedrooms facing the site. • A sewer pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • Although the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Don018	• Vehicular access from Wykes Lane (an unclassified road) to the east would not be acceptable. • Although part of the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Don030	• The carriageway is suitable but where would need to be a footway to the existing network. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The site is on a list of potentially contaminated sites requiring further investigation. • Although some of the site is within Flood Zones 2 and 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Reserve Site Don017+029	• It might be possible to serve the site with a single access onto the A152, however two access points that are connected internally is preferable. A frontage footway will need to be

	provided westwards along the A152 to the end of the existing village footway network, as well as any associated drainage and street lighting. A vehicular access onto Town Dam Lane would not be appropriate however a footway connection in the south-western corner of the site would be beneficial to provide permeability. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The site is on a list of potentially contaminated sites requiring further investigation. • Although some of the site is within Flood Zones 2 and 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Holbeach

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - new one form entry primary school and extensions of two existing primary schools are planned over the life of the proposed developments (which may go beyond this plan period). • Secondary education and sixth form - There is a lack of capacity at secondary level and sixth form level at University Academy Holbeach. • Health – there are some issues around the capacity of GP surgeries in Holbeach and County-wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). • Sewerage treatment – the Water Recycling Centre has capacity to serve all of the sites, however the foul sewerage network will require upgrading to accommodate the sites. • Water resources – water resources are adequate to serve the proposed growth, however the water supply network will require upgrading to accommodate the sites. • The County Archaeologist has advised that there are no major archaeological issues for housing allocations in Holbeach, but further information may be required depending on the development.
Hob004	• The site is adjacent to the A17 and the road's proximity may impact upon on the amenities that would be enjoyed by new dwellings at the northern end of the site. A noise assessment may be required to identify noise levels. If necessary, the amenities of future residents should be appropriately protected through, for example: site layout; house design; bunding/screening; and/or acoustic vents to bedrooms facing the road. • Part of the site is the subject of a Planning Committee resolution to grant full planning permission for 36 dwellings (s106 required). However, it does not appear that this site provides the means by which to extend the carriageway into the remainder of Hob004. The footway on the north side of Foxes Low Road does not currently extend to the site and there is not sufficient verge alongside the road within which a footway could be constructed. The Highway Authority advises that they could not be supportive of any application that did not make adequate provision for safe non-motorised access. It may be possible to access the eastern part of Hob004 via Hob032, however it is currently unknown whether the reserved matters application for Hob032 will seek to address this issue. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some', 'danger for most', 'no hazard' and 'low hazard' and flood depth in 2115 as 'no hazard' up to 1.0m. Development will be required to include appropriate mitigation.
Hob032	• Access to the site from Kings Road is prohibited by a planning condition. • A sewer and water pipe cross the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as up to 1.0m. Development will be required to include appropriate mitigation.
Holbeach West SUE (Hob048)	• the site is adjacent to the A17 and the A151, the proximity which may impact upon on the amenities that would be enjoyed by new dwellings at the northern and western extents of the site. A noise assessment may be required to identify noise levels. If necessary, the amenities of future residents should be appropriately protected through, for example: site layout; house design; bunding/screening; and/or acoustic vents to bedrooms facing the road. • A roundabout onto the A151 at the west of the site has already been constructed which can form a principal junction into the site. A further junction onto the A151 and Spalding Road may be constructed and small extensions of estate roads to the west of Holbeach as cul-de-sacs may be acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach. • The site has considerable heritage significance as it comprises the immediate and wider setting of a Grade II listed building (The Old Cottage). A wide buffer would preserve some of the setting from the impact of urbanisation. • A sewer pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • The site lies within the encroachment zone for Holbeach Water Recycling Centre. A detailed odour assessment would be required to demonstrate that a suitable distance is provided from Holbeach Water Recycling Centre and sensitive residential development as part of the detailed masterplanning of the site. • There is the potential for contaminated land at the site; however there are no outstanding land contamination concerns subject to site characterisation and the submission of a remediation scheme. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as up to1.0m.

	Development will be required to include appropriate mitigation.
Reserve Site Hob011	• The site is on a list of potentially contaminated sites requiring further investigation. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The access to the site needs to be located where the existing agricultural buildings are currently situated provided that adequate visibility can be achieved. Access in front of Maple Grove would not be acceptable. There is no footway on the southern side of Hall Gate. • A water main pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • Although the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 as 'no hazard' and flood depth in 2115 as 'no depth'. It is therefore unlikely that flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Kirton

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary and secondary education – the village's primary and secondary schools have sufficient capacity to accommodate additional needs to 2036. • Sixth form education – there is no capacity in the closest sixth forms (Boston). Needs to 2036 will be met by the provision of a new secondary school (including 165 sixth form places) on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and all developments will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate to serve the sites, but an upgrade to the water supply network may be required. • Upgrades to the treatment capacity of the Frampton Water Recycling Centre and enhancements to the capacity of the foul sewerage network will be required.
Kir016	• An existing footpath route across the site will need to be retained within any new residential layout. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for some' and flood depth in 2115 as '0.25m to 0.5m. Development will be required to include appropriate mitigation.
Kir034	• An existing footpath route across the site will need to be retained within any new residential layout. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'low' and flood depth in 2115 as '0m to 0.25m. Development will be required to include appropriate mitigation.
Kir041	• Development proposals will need to be informed by a Heritage Impact Assessment, to address impacts on the historic townscape & in particular how it would preserve & enhance the CA. • Vehicular access from Woodside Road would not be acceptable, but pedestrian/cycle access would be desirable. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for some' and flood depth in 2115 as '0.25m to 0.5m. Development will be required to include appropriate mitigation.
Reserve site Kir036	• Potential impacts from the proximity of the A16 will need to be mitigated. • The carriageway of Horseshoe Lane is suitable to serve residential development on this site, and there is an existing frontage footway & street lighting. Direct access onto the A16 would not be acceptable. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Long Sutton

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - there is no capacity at the primary school in Long Sutton at the present time, and there is limited capacity to expand. An additional three classrooms would be required; additional playing field land would be required to enable the primary school to expand. • Secondary education - there is limited secondary capacity in Long Sutton from 2016-2018, additional capacity would be required but The Peele School has sufficient land to expand. • Sixth form education - there is a lack of capacity at sixth form level at University Academy Holbeach. • Health - currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS).

	• Sewage treatment – the Water Recycling Centre has capacity to serve all the sites, however the foul sewerage network would require upgrading for all of the sites. • Water resources – water resources are adequate to serve the proposed growth, however the water supply network would require upgrading to accommodate all of the sites.
Los008	• The site should come forward with or after Los026 in order to preserve visual integrity of the settlement. • The existing frontage footway and surface water drainage would need to be extended to the site. Ideally there should be a vehicular connection to Los026 and Anfield Road/Magpie Close. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as 0.5m to 1.0m. Development will be required to include appropriate mitigation.
Los015	• This site should be developed with a comprehensive road layout with access onto both Seagate Road and Wisbech Road • A sewer pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The site is on a list of potentially contaminated sites requiring further investigation. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and 'danger for some' and flood depth in 2115 as mostly 0.25m to 1.0m. Development will be required to include appropriate mitigation.
Los026	• The site should come forward with or before Los008 in order to preserve visual integrity of the settlement. • The frontage footway, drainage and street lighting along Lime Walk will need to be extended. A secondary access off Magpie Close and a connection to Los008 would be desirable. • The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as mostly 0.5m to 1.0m with some 1.0m-2.0m. Development will be required to include appropriate mitigation.
Los046	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as 0.5m to 1.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Pinchbeck

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education - additional capacity is filtering through the primary school to 2018, but there is limited capacity available going forward. • Secondary education - there is currently capacity at Spalding secondary schools, but a new secondary school will be required in the second phase of the plan. • Sixth form education - there is currently capacity at Spalding secondary schools, but a new secondary school will be required in the second phase of the plan. • Health - currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). • Sewage treatment – the Spalding Water Recycling Centre and foul sewerage network has capacity to serve all the sites. • Water resources – water resources are adequate to serve the proposed growth. However, the supply network would require upgrading to accommodate all the sites.
Pin002	• The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • The principle of re-developing this existing nursery site for residential use is acceptable in highway terms, however there would need to be provision made for pedestrian access. • There is filled land to the boundaries. This should be taken into consideration as part of the design and layout. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some' and 'low hazard' and flood depth in 2115 between 0m and 0.5m. Development will be required to include appropriate mitigation.
Pin019	• The County Archaeologist has advised the site has no major archaeological issues, but further information may be required depending on the development. • A frontage footway linking to Oldham Drive would be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard and depth in 2115 as predominantly 'no hazard'. However, a small part of the site (approx. 10%) has a predicted depth of 0m-0.25m. It is therefore unlikely that significant flood mitigation will be required.
Pin065	• Access off Herdgate Lane would not be acceptable. • A footway link to the existing network will need to be considered. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'low hazard' and 'no hazard' and flood depth in 2115 ranging between 'no depth' and 0m-0.25m. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Sutterton

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – the village's primary school is at capacity, and extension to 1 Form of Entry (FE) will be required to accommodate current demand and additional needs to 2036. This will require the provision of 3 additional classrooms, although additional land will not be required. • Secondary education – Kirton's secondary school has sufficient capacity to accommodate additional needs to 2036. • Sixth form education – there is no capacity in the closest sixth forms (Boston). Needs to 2036 will be met by the provision of a new secondary school (including 165 sixth form places) on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • The Water Recycling Centre has capacity to accommodate sewage flows from this site, but enhancements to the capacity of the foul sewerage network will be required. • Surface water – the capacity of the village's surface water network has major constraints and the site's development will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required.
Sut009/028	• Although the site does not abut heritage assets, the settings of the listed church & 2 other listed buildings on Station Road include the site and a large road junction on Station Road should be avoided. In order to preserve views of the church spire, any scheme will need to be well landscaped, low density and no higher than two storey with attics. • Potential impacts from neighbouring commercial uses will need to be mitigated. • An existing footpath route across the site will need to be retained within any new residential layout. • There are 3 potential access points: from Station Rd; from Spalding Rd towards the site's western end (if the footway is extended to the new junction); and from Spalding Rd towards the site's eastern end. Pedestrian and cycle access onto Love Lane would be desirable & the internal road layout should be designed to discourage 'rat-running'. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for some' and flood depth in 2115 as '0m to 0.25m. Development will be required to include appropriate mitigation.
Reserve Site Sut034	• Wigtoft Rd is suitable to serve residential development on this site, the frontage is large enough to accommodate the required junction & visibility splays, & there is an existing frontage footway & the road has street lighting. The junction should be located towards the eastern end of the frontage. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'low hazard' and flood depth in 2115 as '0m to 0.25m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Sutton Bridge

Site Reference	Infrastructure requirements, constraints and mitigation
Sub027	• Primary education – there is sufficient capacity at the primary school in Sutton Bridge for the level of development proposed. • Secondary education - there is limited secondary capacity from 2016-2018, additional capacity would be required but The Peele School has sufficient land to expand. • Sixth form education - there is a lack of capacity at sixth form level at University Academy Holbeach. • Health - currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water - the capacity of the surface water network has major constraints, and all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). • Sewage treatment – Sutton Bridge Water Recycling Centre has capacity to serve the site, however the foul sewerage network will require upgrading. • Water resources – water resources are adequate to serve the proposed growth, however the supply network would require upgrading for the site. • The site is adjacent to the A17 and the road's proximity may impact upon on the amenities that would be enjoyed by new dwellings at the southern end of the site. A noise assessment may be required to identify noise levels. If necessary, the amenities of future residents should be appropriately protected through, for example: site layout; house design; bunding/screening; and/or acoustic vents to bedrooms facing the road. • The site is on a list of potentially contaminated sites requiring further investigation. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' with some 'danger for all' and flood depth in 2115 as mostly 0.5m-1.0m with some 1.0m-2.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Swineshead

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – the village's primary school is at capacity, and 4 additional classrooms to extend the school by 0.5 Forms of Entry (FE) to 2FE will be required to accommodate additional needs to 2036. A shortage of land on the existing site will require the provision of additional playing field land. • Secondary education – no capacity is available at the closest secondary school (Donington). An additional 200 places will be required to meet current demand and that from proposed

	developments. A substantial land shortage will require the provision of additional land for education. • Sixth form education – there is no capacity in the closest sixth forms (Boston). Needs to 2036 will be met by the provision of a new secondary school (including 165 sixth form places) on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and all developments will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate to serve the sites, but upgrades to the water supply network may be required. • The Swineshead Water Recycling Centre has capacity to accommodate sewage flows from the sites, but enhancements to the capacity of the foul sewerage network will be required.
Swi015	• Potential impacts from neighbouring commercial uses will need to be mitigated. • The existing footway on Station Road will need to be extended across the site frontage. • Vehicular access onto Villa Lane will not be acceptable.
Swi018	• No known site-specific constraints.
Swi037	• No known site-specific constraints.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Bicker

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – there is effectively no capacity at the closest primary school (Donington), and 5 additional classrooms to extend the school by just over 0.5 Forms of Entry (FE) to 2 FE will be required to accommodate additional needs to 2036. The school has sufficient land to accommodate this extension. • Secondary education - no capacity is available at the closest secondary school (Donington). An additional 200 places will be required to meet current demand and that from proposed developments. A substantial land shortage will require the provision of additional land for education. • Sixth form education – there is no capacity in the closest sixth forms (Boston). Needs to 2036 will be met by the provision of a new secondary school (including 165 sixth form places) on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and all developments will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required.
Bic004	• Potential impacts from the A52 road will need to be mitigated. • A frontage footway and associated drainage will be required along Donington Road. • Vehicular access from the A52 will not be acceptable.
Bic015	• Upgrades to the water supply network may be required. • Realignment of the nearside edge of Drury Lane's carriageway to the south of the site's access point will be required.
Bic017	• Enhancements to the capacity of the foul sewerage network will be required. • Vehicular access from St Swithins Close would be acceptable. • A frontage footway will be required to be provided.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Butterwick

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – the Butterwick Pinchbeck Primary School has sufficient capacity to accommodate additional needs to 2036. • Secondary and sixth form education – the closest secondary schools are in Boston where there is no capacity, and 700 school places (including 165 sixth form places) will be required to accommodate additional needs to 2036. These needs will be met by the provision of a new secondary school on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and all developments will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network.

	• It is likely that archaeological intervention/survey will be required. • Water resources are adequate to serve the sites, but upgrades to the water supply network may be required. • The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows from the sites, but enhancements to the capacity of the foul sewerage network will be required.
But002	• Sea Lane is the better road to accommodate the vehicular access, and a new frontage footway will be required. • If access is provided from Watery Lane, a new frontage footway will be required, as well as a formal highway drainage system (road gullies and a piped sewer to a suitable outfall). • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
But004	• Development will need to build in protection in its design and layout to mitigate against possible disturbance from the commercial use on the opposite side of Benington Road. • No development will be permitted within 9m of the Internal Drainage Board (IDB) watercourse located on the site's western boundary without the prior consent of the IDB. • A footway, formal drainage system and street lighting will need to be provided into the village. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.
But020	• The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Cowbit

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – there is sufficient primary school capacity available for the developments proposed. • Secondary and sixth form education – capacity currently available at Spalding secondary schools which are closest to development but it is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings schools. Therefore a new 700 place secondary school with sixth form required towards middle of phase 2 of plan is required. • Health – there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water resources - the water supply network has capacity available to serve the proposed growth. • Sewage Treatment - the proposed housing allocations in this area are expected to require improvements to the existing Waste Water Recycling Centre and the foul sewerage network to enable development to come forward on these sites.
Cow004	• The site is within Flood Zone 2 and 3a and the SFRA identifies flood hazard in 2115 as 'low hazard' to 'danger to most' and flood depths in 2115 as 0 – 1m. Development will be required to include appropriate mitigation.
Cow009	• The site is within Flood Zone 2 and 3a and the SFRA identifies flood hazard in 2115 as 'low hazard' to 'danger to most' and flood depths in 2115 as 0 – 1m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Deeping St Nicholas

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – there is some primary school capacity currently available. One additional classroom may be required to extend the school to 0.5FE in second phase of plan and the primary school has enough land for this. • Secondary and sixth form education – the closest secondary school is The Deepings which is at capacity - 75 additional places required for new development. The closest sixth form is The Deepings - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available) • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.Surface water – • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water resources - the proposed housing allocations in this area are expected to require improvements to the existing water supply networks to enable development to come forward on these sites. • Sewage Treatment - the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites.
Reserve Site Dsn018	• There are issues with capacity in the Water Recycling Centre which require resolving before planning permission for the site is granted. • The site is near to two Water Recycling Centres, one owned by Anglian Water and one owned by South Holland DC. Para 7.3.1 includes the words 'existing land uses' and so the design of development on this site must take the impact that these 2 facilities may have on the site into account.

	• There is a fairly substantial watercourse between the 'New Road' site and New Road that would require the construction of a bridge or culvert to provide the necessary access but New Road itself is suitable to provide vehicular access. The position of the site, on the outside of a bend, would mean that a junction here would have adequate junction visibility in both directions. A section of footway would be required to provide a pedestrian link between the subject site and the existing village footway network. • The proposal is of such a size that Sustainable Drainage (SuDS) principles should be applied to the management of surface water run-off. • The site is within Flood Zone 2 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Fishtoft

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – the Fishtoft School has sufficient capacity to accommodate additional needs to 2036. • Secondary and sixth form education – the closest secondary schools are in Boston where there is no capacity, and 700 school places (including 165 sixth form places) will be required to accommodate additional needs to 2036. These needs will be met by the provision of a new secondary school on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and development will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate, but upgrades to the water supply network may be required. • The Fishtoft Water Recycling Centre has capacity to accommodate sewage flows, but enhancements to the capacity of the foul sewerage network will be required.
Fis046	• Given that the site abuts a listed building, sensitive design and layout will be required, and a green landscaped space will need to be set aside adjacent to the listed building's garden. • Care in layout and design will be required to ensure that the value of the adjacent scout/kindergarten open space is not undermined. • The footway on the eastern side of Gaysfield Road will need to be extended up to the site entrance. • Although the site is within Flood Zone 3a, the SFRA identifies flood hazard in 2115 predominantly as 'no hazard' and flood depth in 2115 predominantly as 'no depth'. It is therefore unlikely that flood mitigation will be required.
Reserve Site Fis041	• In order to avoid harm to the setting of the listed church: any scheme must be low density with traditional roof pitches & walling materials; no houses should be larger than two storey; the layout adopted should allow a public view of the church tower to be captured from within the site; and the layout should include a group of native trees within the public realm. • A footway will need to be provided along the east side of the Church Green Road to provide a safe pedestrian link to the centre of the village. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for all' and flood depth in 2115 as '1.0m to 2.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Fleet Hargate

Site Reference	Infrastructure requirements, constraints and mitigation
	• Primary Education - Fleet Hargate has sufficient primary school capacity available for development proposed. • Secondary and sixth form education – the closest secondary is University Academy Holbeach which currently has no available capacity. An additional 300 spaces is required for developments proposed. The closest sixth form is University Academy Holbeach - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available). • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and the site should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources - the proposed housing allocation is expected to require improvements to the existing water supply networks to enable development to come forward on this site. • Sewage Treatment - the proposed housing allocation in this area is expected to require improvements to the foul sewerage networks to enable development to come forward on this site. • The location of a listed milestone needs to be taken into account when designing and positioning the access road.

	• The site is within Flood Zone 3a and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Gedney Hill

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education - Gedney Hill has sufficient primary school capacity available for the developments proposed. • Secondary and sixth form education – The closest secondary is University Academy Holbeach which currently has no available capacity. An additional 300 spaces is required for developments proposed. The closest sixth form is University Academy Holbeach - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources - all of the proposed housing allocations in this area are expected to require improvements to the existing water supply network to enable development to come forward on these sites. • Sewage Treatment - 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. Discussions must be held with Anglian Water and the Environment Agency with respect to the provision of a Water Recycling Centre for the village. The Environment Agency is concerned about the number of private package treatment plants in Gedney Hill and the quality of their liquid outflow. Two potential solutions appear to exist, which would address the environmental concerns raised by the Environment Agency. These are: ○ for the site promoter/developers(s) to make an application to requisition a new sewer from Anglian Water under Section 98 of the Act (the requisitioner contributing to the cost of those requisitioned sewers); ○ for the site promoter/developers(s) to construct a package treatment plant to be put forward for adoption by Anglian Water, which meets Anglian Water's reasonable standards for such facilities, and the appropriate land and access is transferred to Anglian Water free of charge and free from encumbrances. ○ This issue must be resolved before planning permission is granted.
Geh003	• The County Archaeologist has advised the site is in a significant Iron Age Romano British landscape and further information may be required dependant on the development. • There is a tree Preservation Order on trees to the Hill Gate boundary. • The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Geh004	• The Mill is Grade II listed and so the design of the scheme needs to consider this in the historic environment assessment required by the Historic Environment Policy. • The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Geh015	• The County Archaeologist has advised on the adjacent site Geh003 that it is in a significant Iron Age Romano British landscape and further information may be required dependant on the development. • The site should be developed with Geh003 in order to assist in providing a Water Recycling Centre and to achieve a coordinated development that minimises visual impact. • The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Gosberton

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – that there is a small amount of primary school capacity available and an extension to 1FE requiring 2 additional classrooms required. • Secondary and sixth form education – No capacity is currently available at the closest secondary (Donington). An additional 200 places required for current demand and that from developments proposed - substantial land shortage would require additional land for education. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – the proposed housing allocations in this area is expected to require improvements to the existing water supply sewerage networks to enable development to come forward on these sites. • Sewage Treatment – the majority of sites are expected to require improvements to the foul sewerage network to enable the development of these sites.
Gos001	• The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Gos003	• The building adjacent the access onto the Quadring Road is Grade II listed and so the design of the scheme needs to consider this in the historic environment assessment required by the Historic Environment Policy.

	• The site is mostly within Flood Zone 1 and the remainder is mostly within Flood Zone 3. The SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Gos006	• The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Gos023	• The western end of the site is just within the 400m buffer Anglian Water use to assess if residential development might be affected by odour from the water recycling works to the west. • The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Reserve Site Gos011	• Land for an extension to the cemetery and playing field was offered when the site was submitted for consideration. The Open Space Assessment shows a deficit for both Amenity Green Space and Churchyards and Cemeteries of 0.28H and 0.29H respectively. The Parish Council confirmed in July 2016 they had 18 months space left and so providing more cemetery space would be a requirement. This would leave a piece of land that could be added to the playing field. Overall the deficits would be resolved. • A frontage footway would need to be provided on Belchmire Lane from the site to the existing footpath network, which would require a footpath being provided across the frontage of existing property. Formal drainage and street lighting would also be required. A large watercourse to the front of the site would need to be crossed. • The development of this site must consider the impact it may have on the setting of the Conservation area and the setting / views of the Grade II listed Church of St Peter and Paul in a 'Historic Environment Assessment' as required by Section 6 the Historic Environment Policy. Sections 1 and 2 are also relevant. • The site is nearly all in Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Moulton

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is sufficient primary school capacity available for developments proposed. • Secondary and sixth form education – there is secondary school capacity currently available at Spalding secondary schools which are closest to development but it is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. Therefore a new secondary school is required in second phase of plan. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – the proposed housing allocations in this area are expected to require improvements to the existing water supply sewerage networks to enable development to come forward on these sites. • Sewage Treatment – the majority of sites are expected to require improvements to the foul sewerage network to enable the development of these sites
Mou016	• The position of the access will be impacted by the existing road junctions and that for the new housing estate opposite. A footway link to the existing network will need to be considered. • The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Mou023	• The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Mou035	• The Mill is Grade I listed and Mulberry House as well as the Swan PH are Grade II listed. The northern site boundary is also the boundary of the Moulton Conservation Area. It is anticipated that any development would be feathered out towards the northern boundary to assist with mitigation of any impact on heritage assets and this should be explored in the historic environment assessment required by Section 6 of the Historic Environment Policy. • The land is filled in places and is a former factory and so there may be some contamination. • The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Moulton Chapel

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – the primary school may need to increase to 0.5FE by end of plan period, however, there is sufficient classrooms for this without further building work. • Secondary and sixth form education – there is capacity currently available at Spalding secondary schools which are closest to development but it is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. A new secondary school is required in second phase of plan. The closest sixth form is on Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – all of the proposed housing allocations in this area are expected to require improvements to the existing water supply networks to enable development to come

	forward on these sites. • Sewage Treatment – all of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites.
Mou029	• The site is within Flood Zone 1 and 2. The SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Mou042	• The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Reserve site Mou028	• The Mill is Grade II listed. The design of the scheme needs to carefully consider preserving its setting in the historic environment assessment required by Section 6 of the Historic Environment Policy. • Vehicular access onto Woodgate Road would not be acceptable. • The site is within Flood Zone 1 and 2. The SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Old Leake

Site Reference	Infrastructure requirements, constraints and mitigation
Reserve Site Old005	• Primary education – the Old Leake Primary School has sufficient capacity to accommodate additional needs to 2036. • Secondary and sixth form education – the Giles Academy has no capacity, and 125 school places (including sixth form places) will be required to accommodate current and additional needs to 2036. This will create a severe land shortage, and additional land will be required. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and development will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate, but upgrades to the water supply network may be required. • The Old Leake Skipmarsh Lane Water Recycling Centre has capacity to accommodate sewage flows, and enhancements to the capacity of the foul sewerage network will not be required. • Given that the site is close to the listed church, a low density scheme which retains some form of green at its centre will be required. Traditional materials will be required and the majority should be two-storey development. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.5m to 1.0m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Quadring

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is no available capacity and an extension to 1FE required over plan period including 4 additional classrooms. • Secondary and sixth form education – There is no capacity currently available at closest secondary (Donington). An additional 200 places required for current demand and that from developments proposed - substantial land shortage would require additional land for education. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources - all of the proposed housing allocations in this area are expected to require improvements to the existing water supply networks to enable development to come forward on these sites. • Sewage Treatment – all of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites.
Qua002	• The site is mostly within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Qua003	• Vehicular access onto Watergate would not be acceptable. Pedestrian access maybe possible and would be beneficial. • The site is mostly within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Qua004	• Vehicular access from Caswell Drive. • The site is within Flood Zone 2 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Reserve Site Qua006	• Water Gate is suitable to serve the site and the opening is wide enough to provide the required junction radii and visibility. • Vehicular access onto the Main Road A152 would not be acceptable. Pedestrian access would be acceptable. • The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Surfleet

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is limited capacity available. One additional classroom is required to extend school to Published Admission Number 20 from Published Admission Number 15. (This will give 5 places in each of the 7 primary years totalling 35 additional primary school places) A land shortage would require additional playing field land. • Secondary and sixth form education – There is capacity currently available at Spalding secondary schools which are closest to development but it is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. A new secondary school is required in the second phase of plan. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – the water supply network has capacity available to serve the proposed growth. • Sewage Treatment – 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.
Sur003	• The site is mostly within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Sur006	• Development of the site may have an impact on views of the Grade I listed St Laurence's church to the north. The design of the scheme needs to carefully consider this in the historic environment assessment required by the Historic Environment Policy to preserve their setting. • The site is within Flood Zone 3a and the SFRA identifies flood hazard in 2115 as 'danger to most' and flood depths in 2115 as 0 – 0.5m. Development will be required to include appropriate mitigation.
Sur016	• The provision of a frontage footway could be required, although there is a footway opposite. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'Low hazard' and flood depth in 2115 as '0m to 0.25m'. Development will be required to include appropriate mitigation.
Reserve site Sur018	• The boundary with the A152 must be landscaped with a scheme of the same width and planting as that on the A16 boundary. • It would be possible to accommodate a suitable adoptable estate road junction on the section of Station Road between Kingfisher Drive and the A16, but a 'looped' spine road would be advisable. The ideal solution would be to also connect to the existing spur off the east side of Kingfisher Drive. • Access from the A16, the A152 or Coalbeach Lane would not be acceptable. • There is a public footpath running through this site that would need to be preserved. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'Low hazard' and flood depth in 2115 as '0m to 0.25m'. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Sutton St James

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is sufficient primary school capacity available for developments proposed. • Secondary and sixth form education – There is limited secondary school capacity in the first two years of the plan, but an additional 1 to 2FE required over the plan period - sufficient land for expansion. The closest sixth form is University Academy Holbeach - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – all of the proposed housing allocations in this area are expected to require improvements to the existing water supply networks to enable development to come forward on these sites. • Sewage Treatment – 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.
Suj007	• The Church is Grade II and the separate tower is grade II*. The design of the scheme needs to carefully consider this in the historic environment assessment required by the Historic

	Environment Policy to preserve their setting. • There is some filled land to the rear of the site, most likely a former dyke. • The site is within Flood Zone 2 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Suj012	• The site is close to the remains of the St Ives Cross Scheduled Monument and Grade II Listed. The design of the scheme needs to carefully consider this in the historic environment assessment required by the Historic Environment Policy to preserve its setting. • The site is within Flood Zone 30 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Tydd St Mary

Site Reference	Infrastructure requirements, constraints and mitigation
Tyd014	• Primary Education – there is sufficient primary school capacity available for developments proposed. • Secondary and sixth form education – there is limited secondary school capacity in first two years of plan, but an additional 1 to 2FE required over plan period - sufficient land for expansion. The closest sixth form is University Academy Holbeach - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available). • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – the proposed housing allocation in this area is expected to require improvements to the existing water supply networks to enable development to come forward on this site. • Sewage Treatment – the proposed housing allocation in this area is expected to require improvements to the existing foul sewerage networks to enable development to come forward on this site. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'Danger for Most' and flood depth in 2115 as '0.25m to 0.50m'. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Weston

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is primary school capacity currently available. An extension to 0.5FE required in phase 2 of plan period requiring one additional classroom - land shortage would require additional playing fields. • Secondary and sixth form education – secondary school capacity currently available at Spalding secondary schools which are closest to development. It is likely that capacity will fill as children cannot attend schools at Holbeach/Bourne/Deepings. A new secondary school is required in second phase of plan. The closest sixth form is in Spalding - Sixth form capacity echoes capacity in the secondary schools which they are part of (some capacity available). • Health – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – all of the proposed housing allocations in this area is expected to require improvements to the existing water supply networks to enable development to come forward on these sites. • Sewage Treatment – all of the proposed housing allocations in this area is expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites.
Wsn003	• The layout of the site, the choice of dwellings types, their design and orientation needs to consider the potential noise impact from the A151. • The site is within Flood Zone 2 and 3a and the SFRA identifies flood hazard in 2115 as 'low hazard' to 'danger to most' and flood depths in 2115 as 0 – 1m. Development will be required to include appropriate mitigation.
Wsn022	• The site is close to the Grade I listed St Mary's Church. The design of the scheme needs to carefully consider this in the historic environment assessment required by the Historic Environment Policy to preserve its setting. • The site is within Flood Zone 2 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Wsn029	• The site is within Flood Zone 3a and the SFRA identifies flood hazard in 2115 as 'low hazard' to 'danger to most' and flood depths in 2115 as 0 – 1m. Development will be required to include appropriate mitigation.
Reserve site Wsn036 (Made up of Wsn010, 012, 021 and 030)	• Following the development of four frontage dwellings on part of the site the land owner has improved the existing watercourse adjacent to the Highway to improve the drainage system in Weston. The Drainage Board are improving and adopting a section of watercourse which will improve the existing drainage system and should assist the drainage system for these sites subject to the flows being restricted and designed/modeled to ensure the improved watercourse can manage any additional flows. Discussions need to be had with the

	Drainage Board to clarify progress on this and its implications for this site and drainage issues must be resolved before planning permission is granted. • The 4 individual sites should be developed as one as separately they may have access issues and raised highway infrastructure costs owing to their distance from current infrastructure networks. Developing them together makes the provision of highway infrastructure as cost effective as possible. Access off Broadgate and Beggars Bush Lane is feasible and subject to its position not conflicting with Bay tree's entrance High Road is also possible. Footways, street lighting and highway drainage will require upgrading and connecting into existing networks. The Highways Authority should be contacted to discuss these issues. • The site includes historic field drains (non-designated heritage assets) which should be incorporated into any site layout in order to reveal the assets within a scheme. An historic environment assessment is required by Section 6 of the Historic Environment Policy and section 3 is also relevant. • The site is within Flood Zone 3a and the SFRA identifies flood hazard in 2115 as 'low hazard' to 'danger to most' and flood depths in 2115 as 0 – 1m. Development will be required to include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Whaplode

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary Education – there is sufficient primary school capacity available for developments proposed. • Secondary and sixth form education – the closest secondary school is University Academy Holbeach which currently has no available capacity. An additional 300 spaces is required for the developments proposed. The closest sixth form is University Academy Holbeach - Sixth form capacity echoes capacity in the secondary schools which they are part of (no capacity available). • Health – The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems with connection to the sewer seen as the last option. • Water Resources – all of the proposed housing allocations in this area are expected to require improvements to the existing water supply networks to enable development to come forward on these sites. • Sewage Treatment – the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage networks to enable development to come forward on these sites.
Wha002	• The site is within Flood Zone 3 and the SFRA identifies flood hazard in 2115 as nearly all 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Wha019	• The site is within Flood Zone 1 and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.
Wha029	• The site is near to an employment site and therefore potential noise disturbance needs to be considered when designing the layout and the dwelling design and orientation. • The site is within Flood Zone 3a and the SFRA identifies flood hazard in 2115 as 'no hazard' and 'no depth'. It is therefore unlikely that significant flood mitigation will be required.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Wigtoft

Site Reference	Infrastructure requirements, constraints and mitigation
All sites	• Primary education – there is no capacity at the closest primary school (Sutterton), and extension to 1 Form of Entry (FE) will be required to accommodate current demand and additional needs to 2036. This will require the provision of 3 additional classrooms, although additional land will not be required. • Secondary education – the closest secondary school (Kirton) has sufficient capacity to accommodate additional needs to 2036. • Sixth form education – there is no capacity in the closest sixth forms (Boston). Needs to 2036 will be met by the provision of a new secondary school (including 165 sixth form places) on a site yet to be identified close to the South of North Forty Foot (Wes002) Sustainable Urban Extension. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and development will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate, but upgrades to the water supply network may be required. • The Water Recycling Centre has capacity to accommodate sewage flows from the sites, but enhancements to the capacity of the foul sewerage network will be required.
Wig014	• The existing street light system will need to be extended to the site. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'low hazard' and flood depth in 2115 as '0m to 0.25m. Development will be required to include appropriate mitigation.
Reserve Site Wig015	• The existing street lighting system will need to be extended to the site & a footway provided. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for some' and flood depth in 2115 as '0.25m to 0.50m. Development will be required to

	include appropriate mitigation.

Infrastructure requirements, constraints and mitigation - Housing Allocations in Wrangle

Site Reference	Infrastructure requirements, constraints and mitigation
Wra013	• Primary education – Wrangle Primary School has sufficient capacity to accommodate additional needs to 2036. • Secondary and sixth form education – the closest secondary school and sixth form (The Giles Academy, Old Leake) has no capacity, and an additional 125 school places will be required to accommodate current and additional needs to 2036. This will create a severe land shortage, and additional land will be required. • Health – there is capacity in the short to medium term at local GP surgeries to accommodate additional patients but, County-wide, there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase. • Surface water – the capacity of the village's surface water network has major constraints and development will be expected to reduce flood risk and incorporate Sustainable Drainage Systems. Surface water may not be discharged to the public foul sewer, and no new surface water flow will be permitted to discharge to the combined network. • It is likely that archaeological intervention/survey will be required. • Water resources are adequate to serve the site, but upgrades to the water supply network may be required. • The Old Leake Water Recycling Centre has capacity to accommodate sewage flows from the site, but enhancements to the capacity of the foul sewerage network will be required. • The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as 'danger for most' and flood depth in 2115 as '0.25m to 0.50m. Development will be required to include appropriate mitigation.

Appendix D

18. Appendix 8: Developer Contributions for Education Facilities

18.1 Introduction

18.1.1 Education facilities are an integral component of balanced sustainable communities, and it is widely accepted that the provision of appropriate education facilities is a fundamental infrastructure requirement of sustainable growth. Local Plan Policies 5 and 6 provide the policy links to successful delivery.

18.1.2 Lincolnshire County Council (LCC) has a statutory duty to provide school places for children living in the Local Plan Area who are of school age and whose parents want their child educated in the state sector. Therefore, LCC needs to ensure that sufficient places are provided at Maintained Schools, Academy Schools and Free Schools to meet local needs.

18.1.3 Development of new homes may create a need for additional school places at primary, secondary and sixth-form education levels. Recent demographic changes in South East Lincolnshire and the cumulative impact of the growth of the area mean that there is, and will continue to be, a need for additional capacity in education facilities through the plan period. The evidence in relation to projected school capacity is identified in the South East Lincolnshire Infrastructure Delivery Plan (IDP) and will be kept under annual review by LCC.

Needs and Priorities

18.1.4 The IDP identifies that 'there is an overall requirement for approximately £75m worth of investment in education infrastructure to meet planned needs.' LCC has confirmed that there are capacity issues at primary, secondary and sixth form facilities across South East Lincolnshire, but this varies by settlement and across the plan period. The IDP also identifies when capacity may be a concern, which schools are likely to be extended or where a new school is likely to be required. This includes new primary schools in Boston, Spalding and Holbeach and new secondary schools (with sixth form) at Boston and Spalding. Secondary schools usually have a catchment wider than the settlement boundary so new development in Quadring may have an adverse impact upon Donington Secondary School (the nearest school) for example.

18.1.5 The needs and priorities are based on LCC's current knowledge of existing capacity and where there is a need for additional infrastructure. Priorities are therefore based on up-to-date evidence of where infrastructure is likely to be required to mitigate consented schemes as well as knowledge of planned growth.

18.1.6 LCC secures Basic Needs Funding from the Department of Education to support the delivery of education facilities. However, the level of funding is only known for the short term (currently to 2019): the IDP estimates that £9.1m will be available to address facilities required as a result of population growth. But this will not be enough to provide the facilities required as a consequence of new development. The IDP assumes that 50% of the cost of education facilities over the plan period will be funded from mainstream sources such as Basic Needs and other funding, and 50% from developer contributions.

18.2 Requirement

18.2.1 The number of pupils living in a new development is linked to the number and size of dwellings proposed. In general terms, the greater the number of bedrooms the greater the number of pupils there is likely to be. This will inform any requirement sought.

18.2.2 In most cases, it is expected that new development will provide a financial contribution towards the cost of providing and/or enhancing education facilities. New schools are only likely to be required on site as part of a sustainable urban extension.

18.3 When will developer contributions be sought?

18.3.1 Developer contributions for additional school capacity will only be sought from relevant dwellings likely to accommodate children. So contributions will not be sought from specialist older persons housing schemes or 1-bedroom dwellings.

18.3.2 For each development, LCC will first consider the projected permanent surplus capacity at the nearest accessible school(s), planned and funded expansions and other planned residential development with planning permission or already being considered via a planning application. If there is no capacity, or there is not likely to be when the pupils generated by the development are likely to be entering the facility, a contribution towards expansion or to help provide for a new school will be sought.

18.4 Calculation of contributions

18.4.1 Contributions are based on the pupil product ratio (PPR) calculated by the Lincolnshire Research Observatory and cost per pupil place derived from the Department of Education. Currently, these are:

House Type	PPR Primary	PPR Secondary	PPR Sixth Form
2 bed	0.09	0.09	0.018
3 bed	0.17	0.17	0.034
4 bed+	0.33	0.27	0.054

Assumption	Primary	Primary new build	Secondary	Secondary new build
Cost per pupil place	£13,755	£19,904	£14,102	£19,904

(£)				
Yield (pupils per dwelling)	0.2	-	0.19	0.038

Table 7: Education infrastructure requirement assumptions

18.4.2 The following method will be used for the purpose of calculating education contributions:

PPR X no of homes of each size = no of pupils generated x cost multiplier per pupil place x 0.92* = contribution

*local multiplier: used to take into account the lower average build cost in Lincolnshire compared with the national average

18.4.3 The total cost of providing a child with a school place is based on a pupil being in a class of 30 and includes the cost of providing communal space for each pupil; e.g. a sports hall and kitchen/dining area. The cost of provision from all relevant dwellings will be totalled and rounded down to the nearest whole pupil.

18.4.4 About 50% of post-16 students will attend a sixth form within a school - this uses capacity within schools. LCC will seek contributions where necessary based on a 'pupil productivity ratio' of 1/5th of the secondary school rate. LCC is not responsible for, nor does it negotiate, financial contributions for colleges.

Provision of a New School

18.4.5 Where a new school is appropriate as part of a significant development, developers will be expected to set aside sufficient fully serviced-land (see Table 8 below for a guide) to accommodate the school and associated outdoor space, in an appropriate location, at nil cost, together with a financial contribution to cover all or part of the construction costs. The cost of provision will vary in accordance with the size of the facility (see IDP for further information), so developers are advised to consult LCC and the LPA at the pre-application stage should a new school be required as a consequence of a proposed residential scheme.

School size	Number of dwellings	Area (ha)
1 FE primary	1,000	1.1
2 FE primary	2,000	1.8
3 FE primary	3,000	2.7

800 place secondary	4,200	4.9 – 6.1
1,000 place secondary	5,000	5.9 – 7.4
1,200 place secondary	6,000	6.9 – 8.6
All through – 2FE primary & 800 place secondary	2,000 for primary, 4,200 for secondary	6.5 – 8.1
All through – 2FE primary & 1,000 place secondary	2,000 for primary, 5,000 for secondary	7.5 – 9.4
All through – 2FE primary & 1,200 place secondary	2,000 for primary, 6,000 for secondary	8.5 – 10.6

Table 8: Land Take for New Schools
FE = Form entry

18.4.6 New provision (primary and secondary) will be based on the Department for Education Building Bulletin 103: Area Guidelines for New Schools (June 2014), and should be constructed to a design and specification agreed with the LPA and LCC.

18.4.7 In exceptional circumstances, LCC may be willing to accept a parcel of free, serviced land on site for a new school, with the school built by the developer.

18.4.8 In certain circumstances, it may be more appropriate to have a school located in an alternative location, off site. In such circumstances, where a significant proportion of the need for infrastructure is generated by the proposal, a proportionate financial contribution to purchase the land elsewhere will be required.

Types of facilities that may be required

18.4.9 Contributions could be sought to provide additional capacity at the nearest affected school and/or to secure the necessary provision of new school places at primary, secondary and school based post-16 education facilities. Where appropriate it may include early years' provision as well. New build facilities may also be provided.

18.5 Delivery mechanism

18.5.1 Education facilities should be provided through the use of obligations which are secured by a Section 106 agreement.

18.5.2 The contributions could be held by the relevant LPA or LCC and will only be spent by LCC to provide or improve facilities at the school(s) named in the S106 agreement.

Appendix E

19. Appendix 9: Developer Contributions for Health care Facilities

19.1 Introduction

19.1.1 Local Plan Policies 5, 6 and 32 recognise the need to help make provision for health care facilities to meet local needs, thus contributing to the health and well-being of residents. In respect of these policies, the focus is on primary care facilities (the treatment of minor injuries and illnesses, minor surgery and the ongoing management of chronic conditions). A range of social benefits can be secured through the provision of quality health care facilities.

19.1.2 The South Lincolnshire Clinical Commissioning Group (CCG) serves a registered population of approximately 162,000 within South East Lincolnshire. The CCG is made up of two localities: South Holland and Boston (which includes part of South Holland District). The South Holland locality has eight GP practices and the Boston locality has nine GP practices. New housing developments can put pressure on these existing health care facilities and cumulatively create the need for additional facilities, space and services.

Needs and Priorities

19.1.3 The South East Lincolnshire Infrastructure Delivery Plan 2017 (IDP) identifies that 'an estimated 15 additional GP's surgeries are likely to be required to meet the (unconsented) plan period growth. The estimated cost to provide this level of additional service is approximately £11m'. The CCG has commented that there 'is some capacity at the local GP surgeries to accommodate additional patients in the short-medium term in Spalding and Boston. There are some issues around capacity in Holbeach where there is a current grant-funding application to address capacity issues, and one other practice in Spalding has applied to expand. Similarly, Westside surgery and Stuart House surgery in Boston have submitted project initiation documents to expand their current premises to cope with current and consented growth. The critical issue for service delivery County-wide however, is an increasing shortage of GP's, nurses and other health care staff which could affect future service delivery should demand increase'. Although developer contributions can help provide additional space, funding cannot be used to secure additional staff.

19.1.4 These needs and priorities are based on the CCG's current knowledge of existing capacity and demand for additional infrastructure. Options are currently being explored to maximise the use of facilities and reduce running costs. Developer contributions can be used to help maximise efficiency at each practice.

19.1.5 The CCGs are able to secure some national grant funding to support the delivery of infrastructure, and other one-off funding packages may become available over the plan period. At this stage, the IDP assumes that 50% of the cost of health care infrastructure over the plan period will be funded from such sources, and 50% from developer contributions.

19.2 Requirement

19.2.1 The number of residents living in a development is linked to the number and size of dwellings proposed. In general terms, the greater the number of bedrooms, the greater the number of residents there is likely to be and therefore a greater impact on health care facilities could be seen. This will inform any requirement sought.

19.2.2 In most cases, it is expected that new development will provide a financial contribution towards the cost of providing and/or enhancing health care facilities. New health care facilities are only likely to be required on site as part of a sustainable urban extension.

19.3 When will developer contributions be sought?

19.3.1 Developer Contributions for new improved health care facilities will be sought from relevant residential developments (Use Classes C3 and C4). Applications for the development of residential care homes and nursing homes (Us Class C2), specialist older-persons' housing schemes or 1-bedroom dwellings, will be assessed on a case by case basis.

19.3.2 For each development, the CCG will first consider the capacity at the nearest accessible GP surgery (surgeries), planned and funded expansions and other planned residential development with planning permission or already being considered via a planning application. It will also take into account the availability of mainstream NHS funding and any time lag between that funding stream availability and the 'on the ground' provision of the facility to support the new development. If there is no capacity, or is not likely to be when the residents generated by the development are likely to be using the facility, a contribution towards expansion or to help provide for a new surgery will be sought.

19.4 Approach to providing health care facilities

19.4.1 The methodology used by the CCG is informed by the calculation in the Department of Health document titled HBN11-01: Facilities for Primary and Community Care Services. It is based upon the average occupancy rate for dwellings in South Holland and Boston (currently 2.4 people per household; source: Lincolnshire Research Observatory 2011 Census data) and the consequent increase in patient population generated by a new development. The occupancy rate may be reduced if there is a high proportion of specialist older-persons' accommodation or 1- bedroom dwellings. Any future increase in population inevitably impacts on existing facilities; and this approach shows the likely impact that additional residents will generate in terms of additional consultations by clinicians (a GP and a Practice Nurse) in terms of demand for consulting/treatment rooms, which may lead to a need for more space. Annex A reproduces the form used by the CCG to justify the financial or other contribution requested.

19.4.2 The CCGs will not typically seek to support 'single-handed' GP services which are run by single GPs, although this may be considered in exceptional circumstances. This is because of sustainability and resilience reasons.

19.4.3 In the majority of cases a financial contribution will be used towards:

- new health care facilities (these may be co-located with other health or social care providers); and
- construction costs for additional facilities/extensions, adaptations or alterations which are required to meet the needs of the development.

Provision of New Health care Facilities

19.4.4 Where a new GP surgery is appropriate as part of a significant development, developers will be expected to set aside sufficient land to accommodate the surgery and associated car parking. It should be constructed to a design and specification agreed with the LPA and CCG.

19.4.5 In exceptional circumstances, the CCG may be willing to accept a parcel of free, serviced land on a site for a new surgery, together with a financial contribution to cover the construction costs.

19.5 Delivery mechanism

19.5.1 Health care facilities should be provided through the use of obligations which are secured by Section 106 agreement.

19.5.2 The contributions would be held by the LPA and only spent by the CCG to provide or improve facilities at the health care facility named in the S106 agreement.

Annex A

NHS England

NHS England
Application Number: .....
Location: .....

Impact of new development on GP practice	
GP practice(s) most likely to be affected by the housing development	
Issues to be addressed to ensure the development is acceptable	
Fairly and reasonably related in scale and kind to the development.	
Financial Contribution requested	

[1] Source: Lincolnshire Research Observatory 2011 Census Data

NHS England

High quality care for all, now and for future generations

Appendix F

Appendix 10: Indicative Plans/Diagrams

Prestige Employment Sites

Q2: The Quadrant

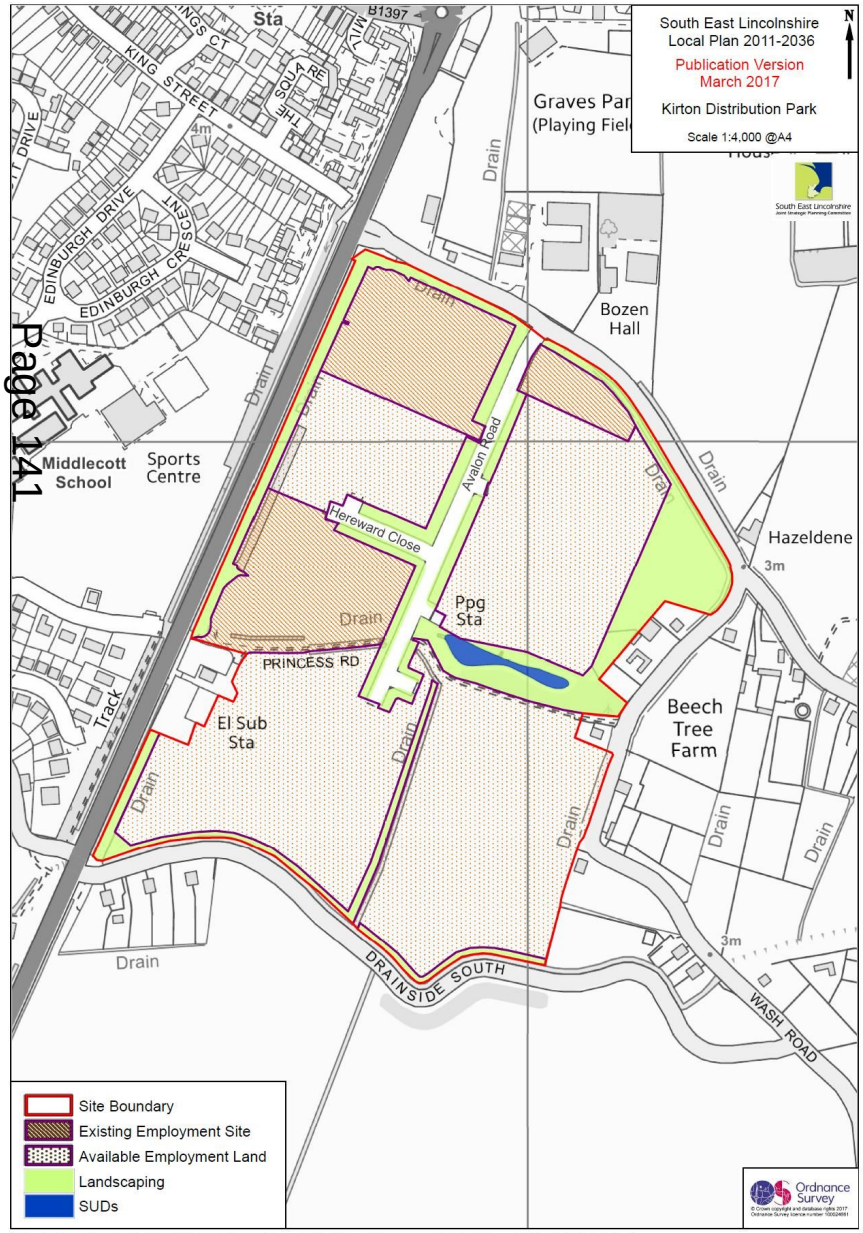
See the Marina Hub in Sustainable Urban Extensions, Boston Sou006 below.

Schedule of Proposed Main Modifications –18/05/2018

Holbeach Food Enterprise Zone

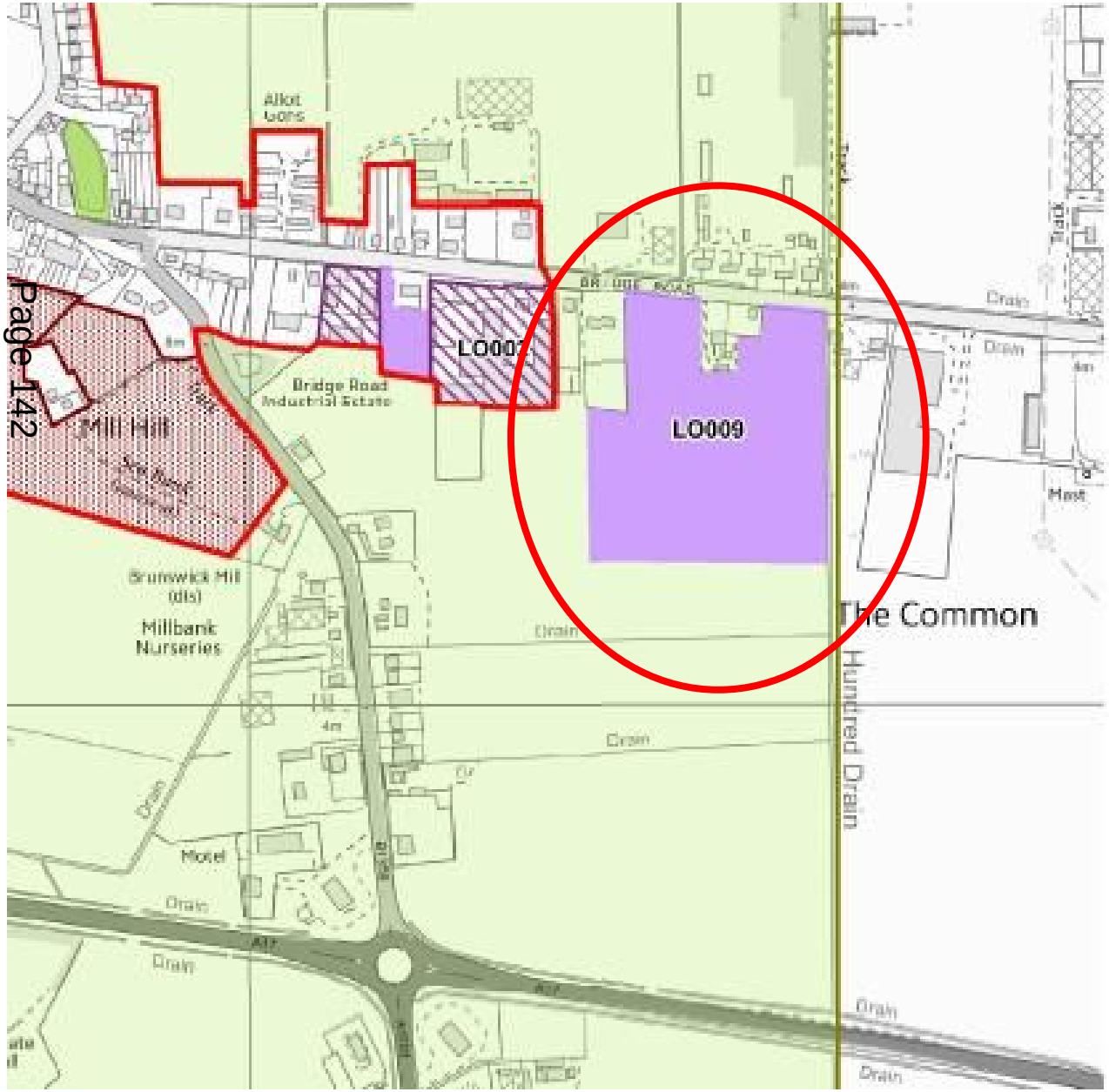
Schedule of Proposed Main Modifications –18/05/2018

Kirton Distribution Park



Schedule of Proposed Main Modifications –18/05/2018

Bridge Road, Long Sutton

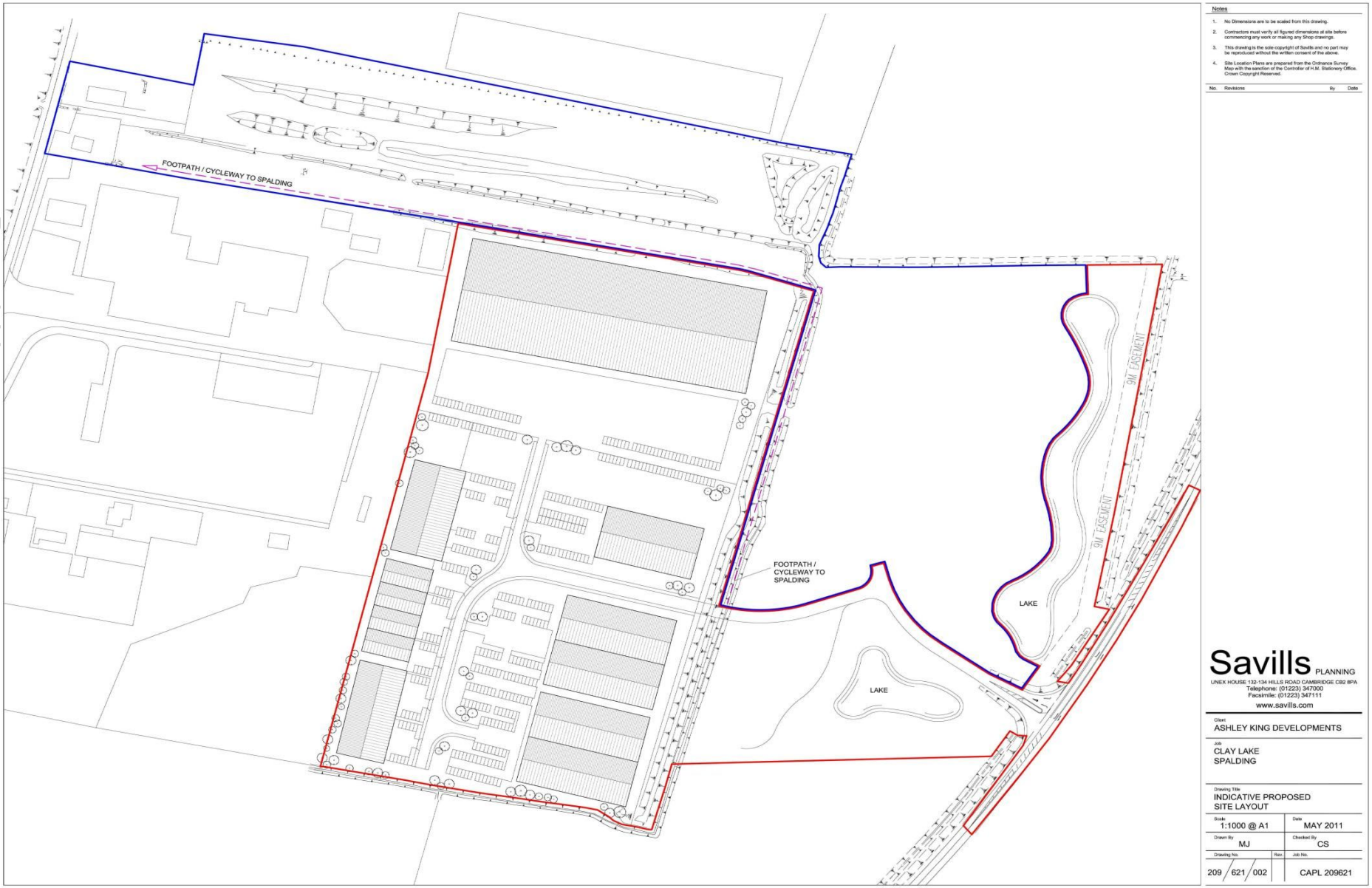


Schedule of Proposed Main Modifications –18/05/2018

Lincs Gateway, Spalding

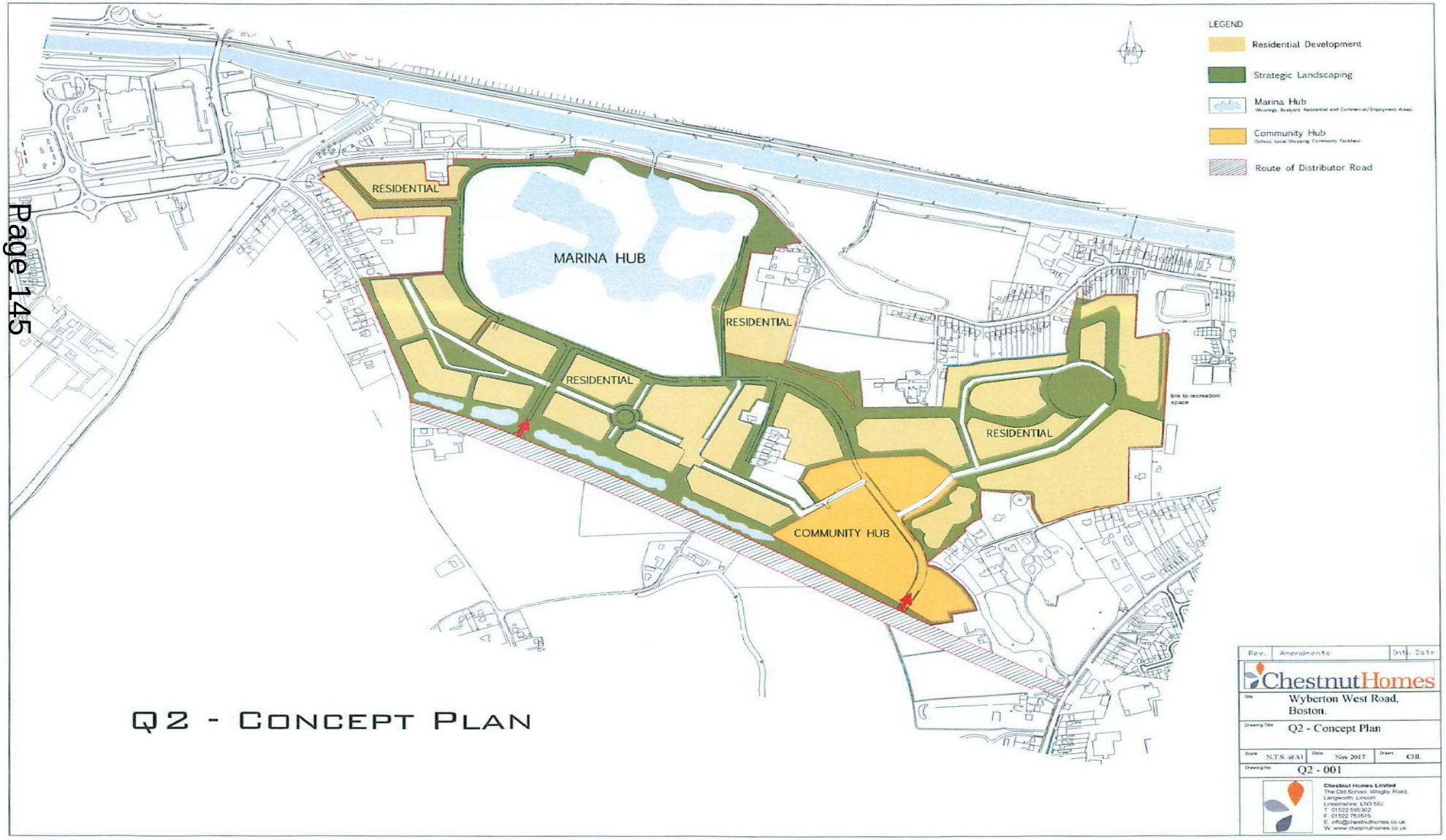
Schedule of Proposed Main Modifications –18/05/2018

Clay Lake, Spalding



Sustainable Urban Extensions

Boston Sou006

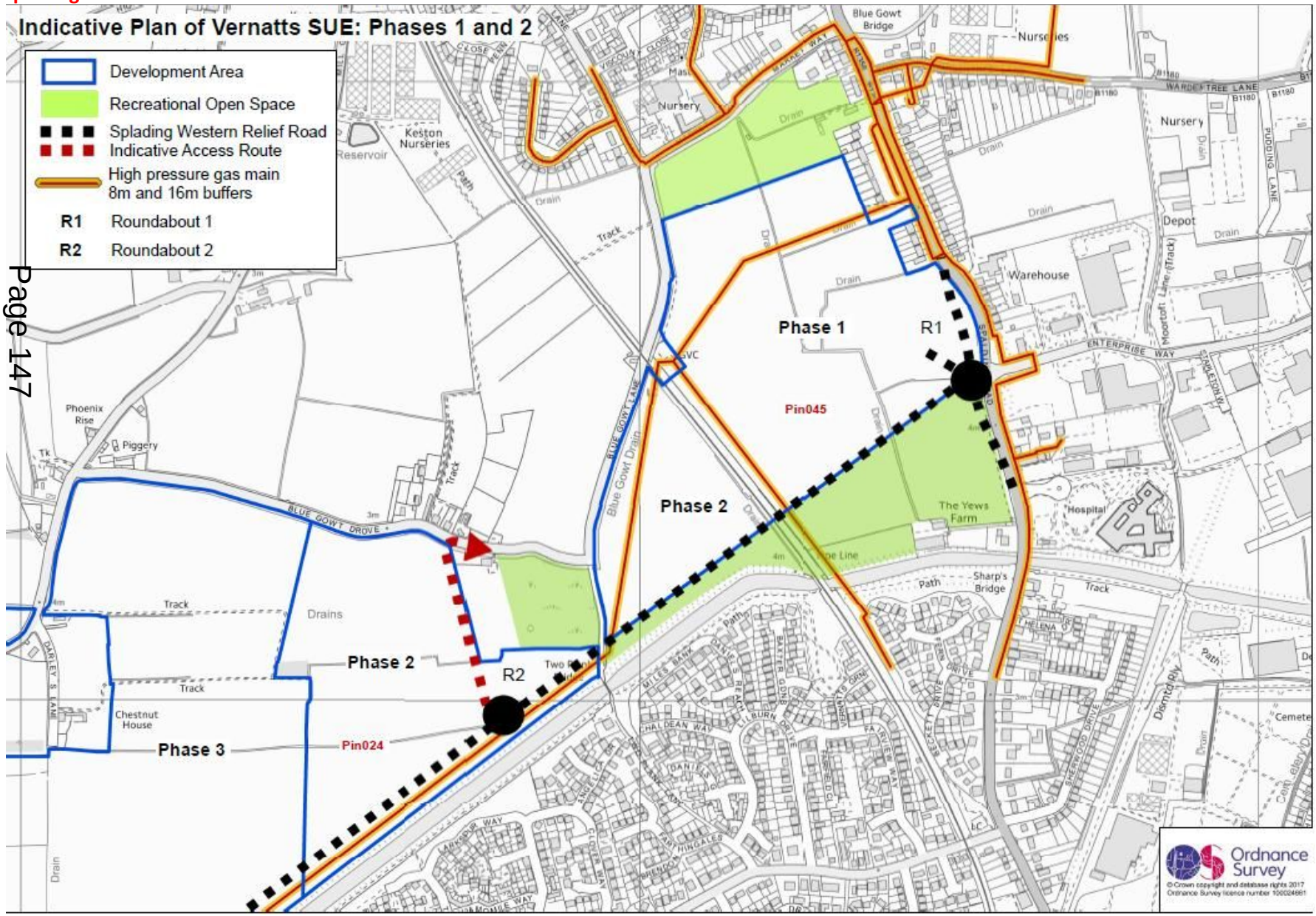


Schedule of Proposed Main Modifications –18/05/2018

Boston Wes002

Schedule of Proposed Main Modifications –18/05/2018

Spalding Vernatts

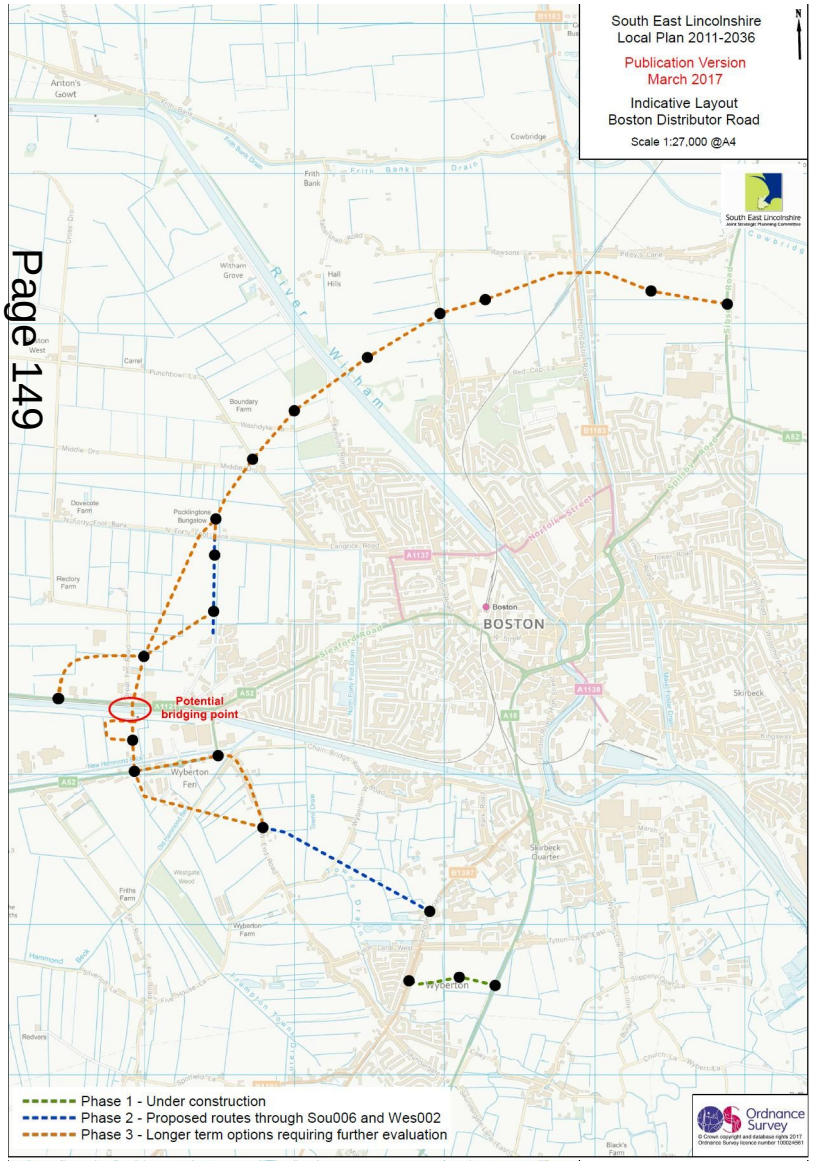


Schedule of Proposed Main Modifications –18/05/2018

Holbeach West

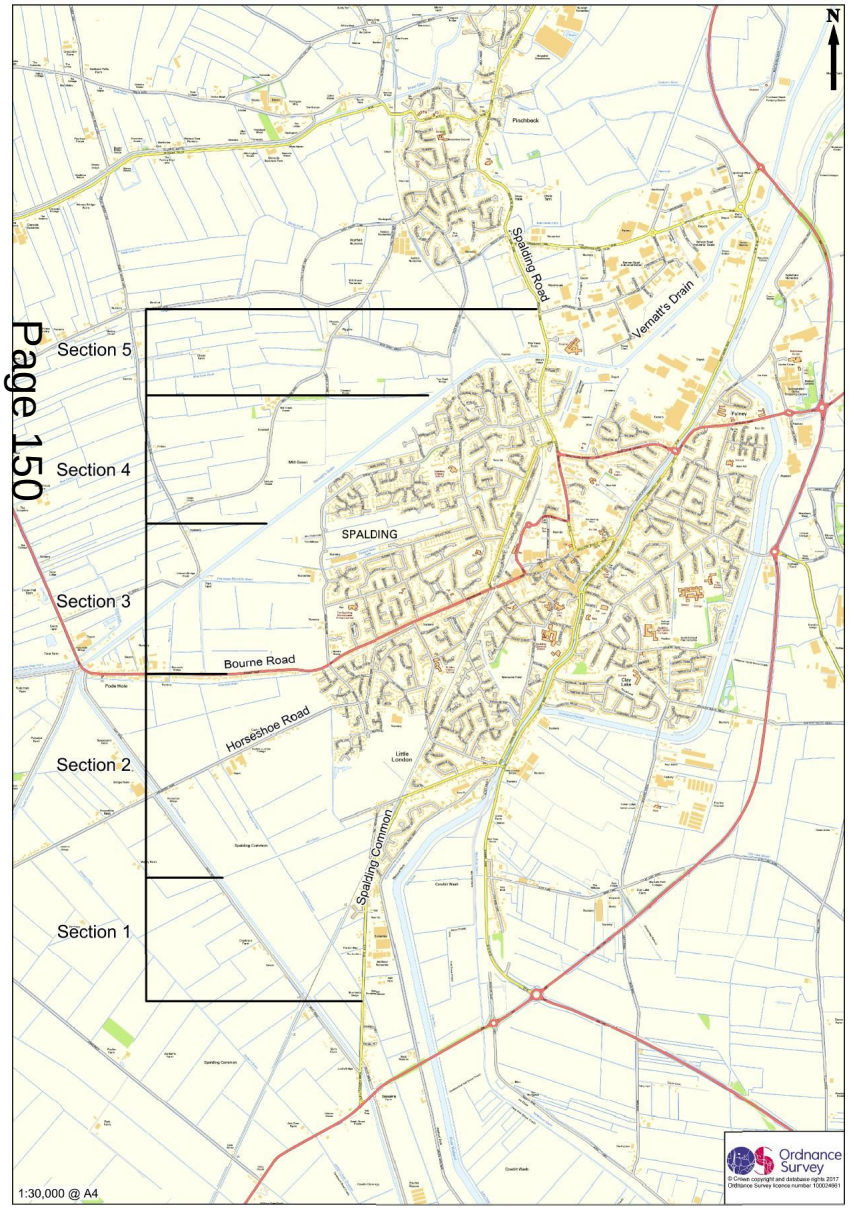
Proposed Highways

Boston Distributor Road



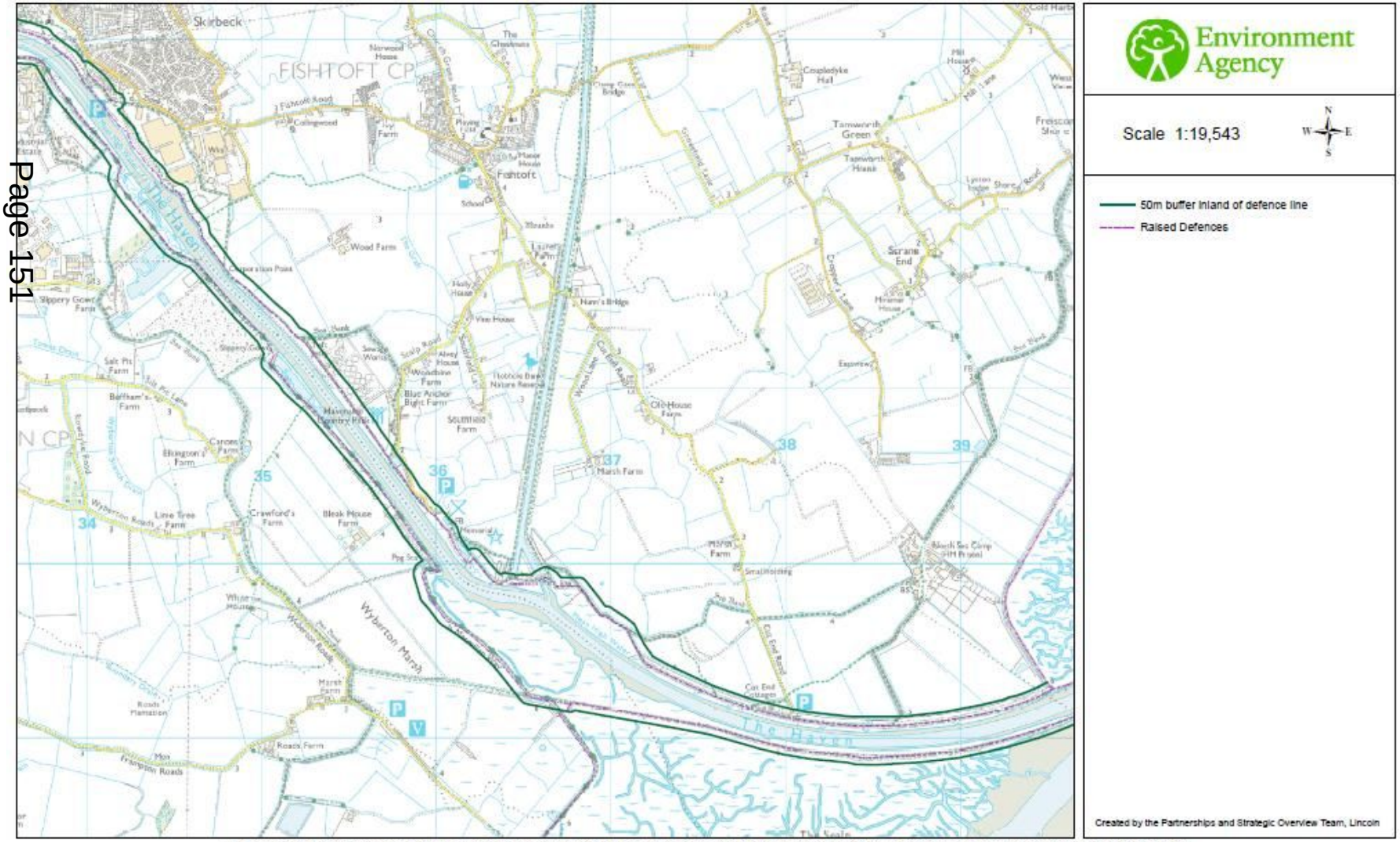
Schedule of Proposed Main Modifications –18/05/2018

Spalding Western Relief Road: Delivery Sections 1-5.



Policy 4 Approach to Flood Risk - Witham Haven Banks Buffer Map

Map centred on Boston Haven defence line - created November 2017



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CAPITA

APPENDIX B

South East Lincolnshire Local Plan
Sustainability Appraisal of Main Modifications

June 2018

CAPITA

Quality Management

Title	South East Lincolnshire Local Plan Sustainability Appraisal of Main Modifications	
Date	Version 1: 7 June 2018 Version 2: 14 June 2018	
Project Code		
Client	South East Lincolnshire Joint Strategic Planning Committee	
Prepared by	Laura Craddock	
Checked by	Martin Craddock	
Authorised by	Jackie Palmer	

CAPITA

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7. Conclusion 43
8. Next Steps 45

1. Non-Technical Summary

1.1 The following non-technical summary informs consultees and the general public about the process of Sustainability Appraisal in plain English, avoiding the use of technical terms. The production of a non-technical summary is a requirement of the EU Strategic Environmental Assessment Directive known as the "SEA Directive".

Introduction

1.2 The South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee), has prepared a planning document that will provide a long-term planning vision for the areas of Boston Borough and South Holland District and contain policies and guidance that will be used to guide development in the area until 2036. This planning document is known as the Local Plan.

1.3 Preparing a Local Plan involves several stages:

- Between May and June 2013, comments were invited on preferred options for a Strategy and Policies Document.
- Between January and February 2016, comments were invited on a draft Local Plan for South East Lincolnshire.
- Between July and August 2016, comments were invited on revised policies 2 (spatial strategy) and 12 (distribution of new housing) and on proposed sites for development.
- Between April and May 2017, comments were invited on the Publication Version of the Local Plan.

1.4 In June 2017, the Local Plan was submitted to the Secretary of State so that it could be considered by an independent Planning Inspector. The Planning

Inspector held an Examination in Public (EiP) between October 2017 and April 2018 where the Local Plan's "soundness" could be publically considered. Soundness of a Local Plan requires:

- legal compliance with relevant laws,
- that its policies are justified and will be effective, and
- conformity with national planning policy.

1.5 A number of proposed Main Modifications to the Local Plan have emerged; these, as with previous draft versions of the Local Plan, must be consulted upon following Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). SEA and SA assess plans and programmes for their potential environmental, social and economic impact, and their overall sustainability. These assessments are a requirement of European and UK law. SEA and SA can be satisfied through a single process. SA, incorporating the requirements of SEA, has been carried out by Capita for the Joint Committee on the Local Plan Main Modifications.

1.6 Following engagement on Main Modifications, the Local Plan is expected to be adopted. Once adopted, the South East Lincolnshire Local Plan will replace the current Local Plans for Boston Borough and South Holland.

Local Plan Main Modifications

1.7 This June 2018 Sustainability Appraisal should be read as an addendum to the Sustainability Appraisal March 2017[1] submitted to the Secretary of State alongside the Local Plan in June 2017.

[1] Sustainability Appraisal of the South East Lincolnshire Local Plan 2011-2036: Publication Version, South East Lincolnshire Joint Strategic Planning Committee http://www.southeastlincslocalplan.org/sustainability-appraisal-of-the-south-east-lincolnshire-local-plan-2011-2036-publication-version/

1.8 Following submission of the Local Plan, a range of changes to the Local Plan known as Main Modifications have been identified as necessary to ensure the overall soundness of the Local Plan. These Main Modifications must be considered for their potential significant effects upon sustainability.

1.9 Public consultation is due to take place on the Main Modifications in July/August 2018. This addendum is prepared to ensure that when published, the potential significant effects of the Main Modifications have been identified and assessed in accordance with meeting the requirements for SA/SEA.

2. SA Approach

2.1 This Report relates to the SA of the proposed Main Modifications to the South East Lincolnshire Local Plan 2011-2036. This Report should be read as an addendum to the Publication Version Local Plan Sustainability Appraisal March 2017[2].

2.2 To ensure that consideration of the potential implications of all Main Modifications has been undertaken, this SA has incorporated a two stage process of considering the Main Modifications proposed to the Local Plan.

2.3 Outlined at Appendix 2, an initial assessment has been undertaken of every proposed Main Modification both in relation to changes to the supporting text and to the policies. This initial assessment considers whether the modification is likely to have implications for the significant effects of the Local Plan upon the SA objectives. This assessment was made by reading the proposed Main Modification and making and documenting a reasoned judgement on its potential for significant effect.

2.4 This is followed in Appendix 3 (policies) and Appendix 4 (sites) by an appraisal of each of those Main Modifications identified as requiring further consideration to assess the significant effects of the Local Plan. Appendix 3 and 4 effectively update the existing SA assessments of each part of the Local Plan subject to change as a result of the Main Modifications. For proposed new policies or sites, new assessments have been undertaken.

[2] Sustainability Appraisal of the South East Lincolnshire Local Plan 2011-2036: Publication Version, South East Lincolnshire Joint Strategic Planning Committee http://www.southeastlincslocalplan.org/sustainability-appraisal-of-the-south-east-lincolnshire-local-plan-2011-2036-publication-version/

2.5 The SA of the proposed Main Modifications has been carried out using the same methods established by the Joint Committee and employed in the Sustainability Appraisal March 2017. Readers are directed to that document for a full explanation of how the methods were established and employed.

2.6 Assessments are set out in matrix format, using the scoring system set out in Table 1. Assessment criteria and indicators were used to ensure transparency in the assessments and consistency across the board. These criteria and indicators are set out in Tables 2 and 3. Tables 1, 2 and 3 can be found in Appendix 1.

3. Assessing the Local Plan Main Modifications June 2018

3.1 The initial assessment of all proposed Main Modifications is provided at Appendix 2. The purpose of the assessment was to transparently set out that the potential sustainability impacts of all proposed Main Modifications had been considered. The outcomes of this assessment is that only the Main Modifications to Local Plan policies and site allocations would have the potential for significant effect requiring further consideration through a full SA assessment. Whilst it is noted that there are some fairly large amendments proposed to supporting text, this text only provides further detail on how the policy should be implemented; the significant impact arises from the policy itself rather than its supplementary information.

3.2 Please see the Sustainability Appraisal for the Publication Version Local Plan for further information on how policy and allocations options have evolved.

Appraisal of Policies

3.3 The proposed Main Modifications include amendments to all Local Plan policies but four, the removal of one policy and the addition of six new policies. These policies were reappraised or newly appraised against the established SA Framework.

3.4 The assessments take account of:

- the significance of the effect
- the duration of the effect in terms of the short-term (0-5 years), medium-term (5-10 years) and long-term (15 years +)
- the likelihood of the effect
- whether the effect would be permanent or temporary, and
- potential mitigation.

3.5 The summaries of the updated/new policy assessments are presented below in accordance with the groups of policies in the Publication Version Local Plan. The scoring provided is the envisaged long term effects, which relates closest to the Plan period. Please note this commentary focuses mainly on the effect the proposed Main Modification would have on the previously assessed sustainability impacts. The detailed SA tables for the policies can be found in Appendix 3.

Table 4: Summary of SA Scores for the Promoting Sustainable Communities in South East Lincolnshire Policies

SA Objectives	Former Policy 1: Presumption in favour of Sustainable Development	Proposed Policy 1: Spatial Strategy	Proposed Policy 2: Development Management	Proposed Policy 3: Design of New Development	Proposed Policy 4: Strategic Approach to Flood Risk	Proposed Policy 5: Meeting Physical Infrastructure and Service Needs	Proposed Policy 6: Developer Contributions
1. Housing	0	✓✓	✓✓	✓✓	✓	0	✓✓
2. Health and well-being	0	✓✓	✓✓	✓✓	✓	✓✓	✓✓
3. Transport	0	✓	✓	✓	✓	✓✓	✓✓
4. Socially Inclusive Communities	0	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
5. Education	0	✓	✓/X	0	✓	✓✓	✓
6. Green Infrastructure and Biodiversity	0	?	✓	✓	✓✓	✓	✓
7. Heritage	0	?	✓	✓✓	✓/X	0	✓
8. Landscape and townscape	0	✓/X	✓	✓✓	✓	✓/X	✓/X
9. Air, soil and water resources	0	✓/X	✓	✓	✓/X	✓	✓
10. Sustainable use of land and waste	0	✓/X	✓✓	✓	✓/X	0	0
11. Flood risk	0	✓	✓	✓✓	✓✓	✓✓	✓
12. Climate change	0	✓/X	✓	✓✓	✓	✓	✓
13. Employment	0	✓✓	✓	✓	✓/X	✓	✓

3.6 This suite of policies establishes the strategic policy approach to meet the area's needs up to 2036 through the delivery of sustainable development across South East Lincolnshire. In doing so, it sets out where new growth is

expected to go and how it will be delivered to ensure a sustainable future for all.

3.7 It is proposed to remove Policy 1: *Presumption in favour of Sustainable Development*. This modification would be neutral in its effect as the policy was a statement of approach; its aims will be achieved by the implementation of other policies in the plan and through following the principles of the NPPF[3].

3.8 Additional protection is proposed for minerals within proposed Policy 2: *Development Management*. The amended assessment saw a change from a "positive" to "major positive" impact with regards to the SA objective on sustainable use of land and waste.

3.9 The proposed modification to proposed Policy 3: *Design of New Development* would see the removal of the viability exception and further requirements with regards to green infrastructure and biodiversity; this would give rise to further positive effects in this regard.

3.10 It is proposed to substantially revise proposed Policy 4: *Strategic Approach to Flood Risk*. The proposed modifications would add further requirements to be addressed when proposing development and add detail on how proposals' potential impact upon flood risk would be considered. The proposed modifications are considered positive, especially with regards to the SA objective on Flood Risk, but would not amend the previously assessed outcomes.

3.11 The proposed modification to proposed Policy 5: *Meeting Physical Infrastructure and Service Needs* would see specific educational infrastructure requirements being moved from the policy's supporting text into the policy

[3] National Planning Policy Framework, DCLG, 2002 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

itself. This would provide greater strength in securing these new schools in the locations that require them. This modification supports an increased positive benefit against the Education objective.

3.12 Aside from those changes to the assessment described above, the proposed Main Modifications within this group of policies generally clarify and support the policies' intent and would not give rise to significant effect. This includes the proposed Main Modifications to proposed Policy 6: *Developer Contributions*.

3.13 Overall the policies within this group tend to perform well in relation to the sustainability objectives and all are expected to generate some significant positive impacts against varying objectives.

Table 5: Summary of SA Scores for the Promoting Economic Prosperity and Employment Opportunities Policies

SA Objectives	Proposed Policy 7: Improving South East Lincolnshire's Employment Land Portfolio	Proposed New Policy 8: Prestige Employment Sites	Policy 9: Promoting a Stronger Visitor Economy
1. Housing	✓✓	0	✓✓
2. Health and well-being	✓✓	✓	✓✓
3. Transport	✓	✓	✓
4. Socially Inclusive Communities	✓✓	✓✓	✓✓
5. Education	✓✓	✓✓	✓✓
6. Green Infrastructure and Biodiversity	?	?	?
7. Heritage	?	✓/X	?
8. Landscape and townscape	✓/X	✓	✓/X
9. Air, soil and water resources	✓/X	✓/X	✓/X
10. Sustainable use of land and waste	✓/X	✓/X	✓/X
11. Flood risk	✓	✓	✓
12. Climate change	✓/X	✓/X	✓/X
13. Employment	✓✓	✓✓	✓✓

3.14 The proposed modification to proposed Policy 7 generally provides clarity and is unlikely to have a significant affect that would alter the previously assessed outcome. The policy is proposed to be supported by the addition of "Appendix 5: Allocations – Infrastructure requirements, constraints and mitigation" to the Local Plan. The appendix highlights constraints, providing clarity and confidence to developers. This is seen as a positive approach that would support the development of well-connected, well-designed employment sites.

3.15 The proposed new Policy 8: *Prestige Employment Sites* does not introduce any new sites but serves to provide a clear set of opportunities and constraints on some that were already identified within the emerging Plan. The policy would be supported by the indicative layout plans, to provide developer clarity and confidence. This is expected to support the delivery of these sites. The policy makes clear what mitigation is expected to alleviate potential adverse impacts arising from the development of these sites. This is considered a positive approach in avoiding significant adverse effects. The alternative option of not providing such a policy is considered a weaker approach and would not be reasonable.

3.16 No modifications are proposed to Policy 9: P*romoting a Stronger Visitor Economy*.

3.17 The economy and employment policies are likely to have a number of significant positive impacts on the SA objectives. There are, however, some impacts that are either unknown or are likely to depend upon implementation and are likely to be driven by various factors such as the location of development, design, layout, scale and massing of development, loss of greenfield land, impacts from construction/operations of development, site design and a possible increase in traffic and associated air pollutants on

particular routes. Proposed Policy 7 is likely to generate some negative impacts in the shorter term primarily due to the proposed level of employment development proposed. It is expected that over time these negative impacts could be removed, depending on how the policy is implemented.

Table 6: Summary of SA Scores for the Quality Housing for All Policies

SA Objectives	Policy 10: Meeting Objectively Assessed Housing Needs	Policy 11: Distribution of New Housing	New Policy 12 Reserve Housing Sites	Policy 13: South West Quadrant Sustainable Urban Extension	Policy 14: South of the North Forty Foot Sustainable Urban Extension	Proposed Policy 15: Vernatts Sustainable Urban Extension	Proposed Policy 16: Holbeach West Sustainable Urban Extension
1. Housing	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
2. Health and well-being	?	✓✓	✓✓	✓	0	✓	✓
3. Transport	?	✓	✓	✓/X	✓/X	✓/X	✓
4. Socially Inclusive Communities	?	✓✓	✓✓	✓	0	✓	✓
5. Education	✓	✓	✓	✓/X	0	✓/X	✓
6. Green Infrastructure and Biodiversity	?	?	?	✓/X	✓	✓	✓
7. Heritage	?	?	?	✓/X	0	0	X
8. Landscape and townscape	X	✓/X	✓/X	0	0	X	X
9. Air, soil and water resources	X	✓/X	✓/X	0	0	0	✓/X
10. Sustainable use of land and waste	X	✓/X	✓/X	0	0	✓/X	✓/X
11. Flood risk	✓	✓	✓/X	✓	✓	✓	✓
12. Climate change	X	✓/X	✓/X	✓/X	✓/X	✓/X	✓/X
13. Employment	✓✓	✓✓	✓	✓	✓	✓	✓✓

SA Objectives	Proposed Policy 17: Providing a Mix of Housing	Proposed Policy 18: Affordable Housing	Proposed Policy 19: Rural Exception Sites	Proposed Policy 20: Accommodation for Gypsies, Travellers and Travelling Showpeople	Proposed Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings	Proposed Policy 22: Replacement Dwellings in the Countryside	Proposed Policy 23: The Reuse of Buildings in the Countryside to Residential Use
1. Housing	✓	?	✓✓	✓✓	✓	✓	✓✓
2. Health and well-being	✓	✓	✓	✓	✓	?	?
3. Transport	✓	✓/X	✓/X	✓/X	✓/X	✓/X	X
4. Socially Inclusive Communities	✓✓	✓	✓✓	✓✓	✓	?	?
5. Education	0	✓	✓	✓	✓	?	?
6. Green Infrastructure and Biodiversity	✓	?	?	?	✓	?	✓/X
7. Heritage	✓	?	?	?	✓	?	✓
8. Landscape and townscape	✓	?	?	?	✓	✓	✓
9. Air, soil and water resources	✓	✓/X	✓/X	X	✓	✓	✓
10. Sustainable use of land and waste	✓	✓/X	✓/X	X	✓✓	✓	✓✓
11. Flood risk	✓	✓	✓	✓	✓	✓	✓/X
12. Climate change	✓	✓/X	✓/X	✓/X	✓/X	✓/X	✓/X
13. Employment	✓	✓	?	?	✓✓	?	?

3.18 Most of the above policies will have a significant positive impact on the housing objective by helping to meet the identified need for new market and affordable housing across the area, and the development of the strategic urban extensions will play a significant role in this. A number are also likely to have positive impacts on the health and wellbeing, education and flood risk objectives. However, due to the scale of housing development being proposed in the Local Plan it is likely that there will be adverse impacts on the following objectives: landscape and townscape; air, soil and water resources; and sustainable use of land and waste. A number of the impacts will depend upon

implementation or are currently uncertain. The proposed main modifications generally do not alter the previously assessed outcomes.

3.19 All policies in this group apart from *Rural Exception Sites* and *The Reuse of Buildings in the Countryside for Residential Use* are proposed to be modified. Two new policies relating to Sustainable Urban Extensions are proposed, along with a new policy on reserve sites.

3.20 The proposed new policy on reserve sites would have positive impacts in terms of social and economic objectives, but inevitably with policies supporting development, the outcomes with regards to the environment can be adverse. In the longer term, with mitigation, the outcomes have the potential to be positive. The likelihood of this policy being implemented is unknown as reserve sites are identified to address any shortfalls in the supply of homes from allocated sites.

3.21 Policies 10 and 11 have required modification to allow for a 5% uplift in housing requirements. This 5% uplift has been distributed to the higher tier settlements throughout the area and does not impact upon the spatial strategy. The 5% uplift in housing requirements would have positive impacts in ensuring local housing needs would be met, but generally speaking, sustainability impacts would not be significantly altered.

3.22 Proposed policy 17: *Providing a Mix of Housing* has introduced greater flexibility into the Local Plan's approach to securing the type and mix of housing whilst ensuring an evidence based approach is followed. A specific reference is introduced to provision of adaptable homes leading to a positive significant effect upon the health and wellbeing of all.

3.23 The proposed modification in proposed Policy 18: *Affordable Housing* updates reference to total current affordable housing need in Boston and South

Holland and introduces greater flexibility to the proportion of affordable homes to be provided and the tenure of affordable homes. Overall this is assessed as having a minor positive effect upon sustainability objectives for housing but does not change the significant positive previous assessment. Generally the greater flexibility and role of the policy in supporting affordable housing provision is viewed as having a positive effect upon the Economy and Employment objective.

3.24 The proposed modifications to proposed Policy 20: *Accommodation for Gypsies, Travellers and Travelling Showpeople* have been assessed as improving the operation of the policy. The modifications would have positive effects in relation to objectives for Housing and Socially Inclusive Communities and this would support the previously assessed outcomes.

3.25 Within proposed policy 21: *Housing in Multiple Occupation and the Sub-Division of Dwellings* a modification is proposed to clarify that application of the policy should be assessed in relation to high density residential streets, and not areas and streets. It is also proposed to remove the application of a test regarding housing standards that fall outside the planning regime. It has been assessed that the proposed modifications would improve the clarity of the policy's application and its operation but do not amend the previous assessed significant effects of the policy.

3.26 Proposed modifications to proposed Policy 22: *Replacement Dwellings in the Countryside* would have a positive effect in relation to landscape and townscape character but overall is not assessed as amending the previous assessed significant effect of this policy.

3.27 Two new policies are proposed within this group regarding Sustainable Urban Extensions. The sites are already included within the Local Plan so these new policies would not introduce them but would guide their delivery. The policies

serve to enhance the deliverability of the sites and provide additional certainty regarding the key infrastructure requirements to be sought. The alternative of not having such policies would weaken the effective deliverability of sustainable sites and this is not considered reasonable.

3.28 Proposed modifications to the Vernatts Sustainable Urban Extension policy would introduce enhanced and clearer guidance on the phasing and delivery of new road infrastructure, reference to managing the heritage impacts of development and reference to flood risk mitigation. In addition, further requirements regarding foul water management and water supply are highlighted. Overall the effect of these modifications assist mitigation and enhance the previous assessment of the policy's effects particularly against objectives for air, soil and water resources.

3.29 Proposed modifications to the Holbeach West Sustainable Urban Extension policy would remove a site specific requirement for compliance with national space standards and enhancement of the historic environment as part of providing green corridors on the site and a requirement for a foul drainage strategy. Overall the effects of these modifications inform mitigation of these issues but overall are not identified as enhancing the previous positive effects of the policy. The inclusion of an indicative layout is generally positive assisting understanding delivery of development at this large site. The relationship between the indicative layout and the setting of a Grade II listed building has a potentially negative effect upon the heritage objective. The wider provisions of Local Plan policy for heritage protection and anticipated requirement for a Masterplan to be supported by a heritage impact assessment would be capable of mitigating this effect. Overall therefore, this does not detract from the wider positive sustainable effects of the development and proposed modifications.

Table 7: Summary of SA Scores for the Vibrant Town Centres and Accessible Shops and Services Policies

SA Objectives	Proposed Policy 24: The Retail Hierarchy	Proposed new policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres	Proposed Policy 26: Primary Shopping Frontages	Proposed Policy 27: Additional Retail Provision
1. Housing	✓	✓/X	✓	✓
2. Health and well-being	✓✓	✓✓	✓	✓✓
3. Transport	✓	✓	✓	✓
4. Socially Inclusive Communities	✓✓	✓✓	✓	✓
5. Education	?	?	?	?
6. Green Infrastructure and Biodiversity	✓/X	✓/X	✓/X	✓/X
7. Heritage	✓	✓✓	✓	✓
8. Landscape and townscape	✓/X	✓✓	✓/X	✓/X
9. Air, soil and water resources	✓	✓	✓	✓
10. Sustainable use of land and waste	✓✓	✓✓	✓✓	✓✓
11. Flood risk	✓/X	✓/X	✓/X	✓/X
12. Climate change	✓/X	✓	✓/X	✓/X
13. Employment	✓✓	✓✓	✓✓	✓✓

3.30 Generally, the retail policies will have a number of positive impacts as well as some that are likely to depend upon implementation. These relate to a number of the environmental SA objectives given that much will depend upon the design, layout, scale and massing of development, and what improvements and/or mitigation that can be secured through new development. As expected, the policies scored significantly positive against the employment SA objective in that all policies will help to facilitate a sustainable retail economy and encourage employment. They will ensure that the vitality and viability of the area's existing town centres is preserved and will support the primacy of the town centres and local service centres. The proposed modifications would not significantly alter the general outcomes that have been previously assessed in relation to this group of policies.

3.31 The proposed modifications do not alter the main intent of the policies and tend to enhance previously assessed outcomes. Proposed modifications to the policies within this group provide clarity and have been assessed to further strengthen the vitality and viability of centres, enhance connections to centres and help support socially inclusive communities.

3.32 A new policy: *Supporting the Vitality and Viability of Boston and Spalding Town Centres* is considered to provide the opportunity to strengthen some of the key features of town centres, including markets and the historic environment. The impact of this policy has positive impacts on the majority of the objectives. The alternative option of not providing such a policy would weaken the focus on Boston and Spalding's vitality and viability and is not considered reasonable.

Table 8: Summary of SA Scores for the Distinctive, Greener, Cleaner, Healthier Environment Policies

SA Objectives	Proposed Policy 28: The Natural Environment	Proposed Policy 29: The Historic Environment	Proposed Policy 30: Pollution	Proposed Policy 31: Climate Change and Renewable and Low Carbon Energy	Proposed Policy 32: Community, Health and Wellbeing
1. Housing	0	✓/X	0	✓✓	✓✓
2. Health and well-being	✓	✓	✓	✓	✓✓
3. Transport	✓/X	0	✓	✓	✓
4. Socially Inclusive Communities	✓/X	✓	✓	✓✓	✓✓
5. Education	✓	✓	✓/X	✓/X	✓
6. Green Infrastructure and Biodiversity	✓✓	✓	✓	✓✓	✓✓
7. Heritage	✓	✓✓	✓	✓	✓
8. Landscape and townscape	✓✓	✓✓	✓	✓/X	✓
9. Air, soil and water resources	✓	0	✓✓	✓✓	✓
10. Sustainable use of land and waste	✓	✓	✓/X	✓	0
11. Flood risk	✓	0	✓	✓✓	✓
12. Climate change	✓/X	✓/X	✓✓	✓✓	✓
13. Employment	✓/X	✓	✓	✓	✓

3.33 These policies cover a variety of matters including biodiversity, heritage assets, various types of pollution, climate change, renewable and low carbon energy and community services and facilities. The policies generally perform well in relation to the sustainability objectives and all are expected to generate some significant positive impacts against varying objectives. The proposed modifications would not result in significant changes to the previous SA assessments.

3.34 It is proposed modification to proposed policy 28: *The Natural Environment* would add an additional legislative consideration. It would also add a requirement for the delivery of a SANG within a specified site. This would be a positive impact in relation to the biodiversity objective and would strengthen the previously assessed outcome.

3.35 For proposed Policy 29: *The Historic Environment* the proposed modifications would see a large amount of additional text to the policy. This would serve to further strengthen the protection afforded to the historic environment and ensure that development proposals at the local level were assessed in accordance with the provisions of national policy and guidance. The policy had already been assessed as having a major positive effect with regards to the Heritage SA objective; the modifications support this previously assessed outcome.

3.36 A number of modifications are proposed for proposed Policy 30: *Pollution.* The effect of the proposed modifications would be to make the policy more robust and effective. The proposed modifications would support the previously assessed outcomes but not alter them.

3.37 The assessment of proposed Policy 31: *Climate Change and Renewable and Low Carbon Energy* has been amended on account of the proposed

modifications. The policy now incorporates a requirement for the use of SUDs in major developments, reference to the setting of heritage assets in relation to the development of renewable energy facilities, and reference to tighter Building Regulations optional requirement of 110 litres of water per person per day. The proposed modifications support the previously assessed impact with an increased positive benefit for water resources, biodiversity and green infrastructure.

3.38 The proposed modifications within proposed Policy 32: *Community, Health and Wellbeing* are considered to improve the policy's clarity and effectiveness by ensuring that the policy plans positively for the provision of community facilities and for cemetery and open space extensions. The proposed modifications support the policy aims of delivering community health and well-being; the policy was already assessed as having positive effects in this regard and so the modifications would not change the SA assessed effects.

Table 9: Summary of SA Scores for the Efficient and Effective Transport Policies

SA Objectives	Proposed Policy 33: Delivering a More Sustainable Transport Network	Proposed new Policy 34: Delivering the Boston Distributor Road	Proposed Policy 35: Delivering the Spalding Transport Strategy	Proposed Policy 36: Vehicle and Cycle Parking
1. Housing	0	✓	0	0
2. Health and well-being	✓	✓	✓	✓
3. Transport	✓✓	✓✓	✓✓	✓
4. Socially Inclusive Communities	✓		✓	✓
5. Education	✓		✓	✓
6. Green Infrastructure and Biodiversity	✓/X	✓/X	✓	✓/X
7. Heritage	✓/X	✓/X	✓/X	0
8. Landscape and townscape	✓/X	✓/X	0	✓
9. Air, soil and water resources	✓	✓	✓/X	✓
10. Sustainable use of land and waste	0	✓	0	0
11. Flood risk	0	0	0	✓/X

12. Climate change	✓	✓/X	✓	✓
13. Employment	✓	✓	✓	✓

3.39 The proposed modifications would see the addition of a new policy regarding the delivery of the Boston Distributor Road. Proposed policy 36 is not proposed to have any modification. The proposed modifications would not alter the previously assessed outcomes. The transport policies will generally have positive impacts or, at worst, neutral impacts on the SA objectives or impacts that are dependent upon implementation. All policies scored positively in relation to health and well-being, socially inclusive communities, education, climate change and employment SA objectives. As expected, proposed Policies 33, 34 and 35 scored significantly positive against the transport objective and proposed Policy 36 was scored as having a minor positive impact.

3.40 Proposed modifications to proposed Policy 33: *Delivering a More Sustainable Transport Network* relate to providing further clarity about routes that will be safeguarded on the Policies Map. The policy would also identify "West Elloe Avenue and Enterprise Way" as an area for improving connectivity to create a more coherent walking and cycling network through the provision of new multi-user routes. The changes support the aims of delivering a more sustainable transport network and support the previous positive assessment outcomes.

3.41 Policy 34: *Delivering the Boston Distributor Road* is a new proposed policy. The policy sets out the phases for delivering the Boston Distributor Road and associated design standards. The policy is supported by an indicative layout. The policy does not introduce the principle of the road but would work to provide greater clarity and confidence in relation to its delivery. The Boston Distributor Road is an important part of the infrastructure that would support growth in the area. Overall the significance and duration of effect of the

policy is considered to be positive. The alternative option of not providing such a policy would not help to secure the delivery of the road and is not considered reasonable.

3.42 Whilst the proposed modifications to proposed Policy 35: *Delivering the Spalding Transport Strategy* would see it substantially rewritten, the aims of the policy would not change. The policy provides clarity on how new developments would be required to contribute to the delivery of Spalding Transport Strategy and the processes involved. The changes support the previous assessment outcomes and no changes have been made to the SA assessment.

Appraisal of New Allocations and Reserve Sites

3.43 Proposed modifications to Policy 11: *Distribution of New Housing* would introduce three new sites. The sites are identified to create greater flexibility in the supply of homes and support delivery of the housing requirement. The sites are as follows:

- Fis017a: Land south of Wainfleet Road (200 dwellings)
- Bic004: Land east of Donington Road (27 dwellings)
- Mou035: Former Gardman Premises, High Street (52 dwellings)

3.44 The identified sites have sustainability advantages and would contribute to meeting the increased housing target for their settlements. In the case of site Bic004, this would be a replacement of housing allocation Bic005 that is no longer considered to be available. The full assessment for each site is provided at Appendix 4.

3.45 When considering whether the sites are developable and deliverable, and their sustainability impacts, their identification in this policy is considered an appropriate approach to meeting housing needs in SE Lincolnshire. Other

sites would not represent as reasonable an option when considering the range of determining factors, including availability and developability, sustainability impacts and overall spatial strategy.

3.46 A new policy is proposed on reserve housing sites. The policy has been assessed and the outcomes are contained within Appendix 3. The policy identifies 13 reserve housing sites across SE Lincolnshire that would be brought forward for development if the delivery of allocated sites and other housing commitments fails to meet the threshold of delivery set out in the Housing Delivery Test defined by proposed Government policy.

3.47 The sites have been assessed (please see Appendix 4). As with most sites, the sustainability impacts vary, with a range of envisaged potentially positive, negative or unclear impacts identified. When considering the developability and deliverability of the sites, their sustainability impacts, and the overall spatial strategy for the area, these sites represent the most appropriate sites and it would not be reasonable to look to other sites. These sites would only be required if delivery of housing allocations failed. As it is a requirement that housing requirements are fulfilled it would not be reasonable to not identify any sites at all or sites that could not be delivered.

4. Considering Geographical Impacts

4.1 It is necessary to consider the geographical scope of the impacts of implementing the Local Plan.

4.2 Table 10 below takes the assessment undertaken as part of the sustainability appraisal of the Publication Version Local Plan and updates it to take account of the proposed Main Modifications.

4.3 The spatial effects are largely local (i.e. limited to South East Lincolnshire), although there is the potential for Plan policies to generate regional (neighbouring local authorities) and national impacts. The proposed Main Modifications are not considered to affect this.

Table 10: Geographical Scope of Policy Impacts – Main Modifications Update

Policy	Geographical Scale of Policy Impact	Commentary
Policy 1: Presumption in Favour of Sustainable Development	-	No significant effects are anticipated for the policy against the Sustainability Objectives. The policy is a statement of approach as its aims will be achieved by the implementation of other policies in the Plan. **Main Mods Update: This policy has previously been identified as having no geographical impact. The deletion of this policy would therefore have no significant effect upon the geographical impact.**
Proposed Policy 1: Spatial Strategy	Local and national	The policy will mean that new development is directed towards the most sustainable places in the Plan area. Residents will therefore likely have better access to services, facilities and employment opportunities locally. It is expected that development will be permitted that is appropriate to a settlement's level within the hierarchy. Given that the policy provides for an increase in local population there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions resulting from increased traffic movements – There are national CO_2 targets that must be met. However, concentrating development in the most sustainable locations in South East Lincolnshire should help to minimise the need to travel. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 2: Development Management	Local and potentially national	The policy will ensure that the type, mix and density of new market and affordable homes are appropriate to the site and its environs. It will also mean that new development is only permitted where it does not have an

		adverse impact on existing community services and infrastructure. The policy will be critical to the strategic protection and enhancement of the quality and character of the landscape and townscape. In addition, the protection and enhancement of natural habitats could potentially increase the absorption of pollutants from the air. This could therefore have a national impact in terms of helping towards the achievement of national CO_2 emissions targets. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 3: Design of New Development	Local and national	The policy will contribute to creating development that is of a high quality and is safe and sustainable. It should also help protect and/or improve the character and quality of the surrounding local environment through good design. Minimising the effect that development could have on the landscape is an important consideration in the flat landscape of South East Lincolnshire. There is the potential for significant benefits to be secured in terms of energy efficiency which will help maintain local air quality. It may also have an impact nationally however by contributing towards national CO_2 emissions targets. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 4: Strategic Approach to Flood Risk	Local	The policy will have a positive impact on development locally by guiding it towards areas of low hazard or probability of flooding. Furthermore, many flood management measures are dual purpose and so could have positive impacts on a number of Sustainability Objectives. They may for example, provide opportunities for recreation and sustainable access through walking/cycling and enhance the character and appearance of the local area. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 5: Meeting Physical Infrastructure and Service Needs	Local	The policy will help meet the locally identified physical infrastructure and service needs that arise as a result of new development. For example, the provision of new green and social infrastructure should help promote healthy communities and the provision of local healthcare facilities. It could also mean that improvements are secured for local roads, education facilities, habitats as well as infrastructure for dealing with water. The provision of infrastructure should also help to support the local economy. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 6: Developer contributions	Local	The policy means that developer contributions will be sought for affordable housing on developments of 11 or more dwellings or with a combined gross floor space of more than 1000sqm. It will therefore contribute towards meeting the objectively identified local need for affordable housing. Developer contributions can also be sought for a variety of other types of infrastructure locally (such as open space, green infrastructure, community facilities, foot and cycle paths, education facilities, SuDS and highway improvements) which will have a positive impact on a number of Sustainability Objectives. **Main Mods Update: No significant effect on previously identified geographical scope.**

Proposed Policy 7: Improving South East Lincolnshire's Employment Land Portfolio	Local, regional and national	The policy will help to put in place the right conditions to secure the provision of the 17,600 new jobs that could be needed over the plan period. It will also help local economic growth. As some of the employment sites allocated within the policy are located towards the periphery of the Local Plan area, there is the potential for the policy to have a transport impact on the wider region as well as through increased HGV and private car movements associated with the operation of employment sites. On the other hand, the creation of new jobs in South East Lincolnshire should help to reduce the number of people out-commuting. Given the level of new employment development possible, there is also the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – there are national CO_2 targets that must be met. **Main Mods Update: No significant effect on previously identified geographical scope.**
New Policy 8: Prestige Employment Sites	**Local and regional**	**The policy identifies key locations for investment as prestige employment sites that would support and strengthen their delivery to support economic growth. Constraints are identified and the mitigation required is included within the policy.** **The policy will secure local and regional economic growth.** **The policy requires connection to the strategic transport network and so there is the potential for the policy to have a transport impact on the wider region as well as through increased HGV and private car movements associated with the operation of employment sites.**
Policy 9: Promoting a Stronger Visitor Economy	Local, regional and national	The policy will generate primarily local impacts – such as helping to facilitate the growth of South East Lincolnshire's visitor economy - although there is the potential for regional and national effects: 1. Springfields Shopping and Festival Gardens has a wide catchment stretching into the East Midlands and Norfolk meaning that money earnt outside the Plan area will be spent within it; 2. The creation of new jobs in South East Lincolnshire should help to reduce the number of people out-commuting. 3. Focusing the provision of new and improved tourism facilities in the area's existing town centres may also mean that linked trips can be made, thereby reducing the overall number of trips residents need to make. Depending on how car use is minimised and sustainable transport options are encouraged, the policy could have a positive impact on reducing/minimising carbon emissions. This will contribute towards national targets. **Main Mods Update: No proposed modification to policy so no significant effect on previously identified geographical scope.**
Policy 10: Meeting Objectively Assessed Housing Needs	Local and national	The policy will help to meet the identified local need for new market and affordable housing. Considering the amount of additional housing proposed it is inevitable that there will be increased pressure on local healthcare facilities, the highways network and education facilities. Given the level of new housing proposed in the policy, there is also the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – There are national CO_2 targets that must be met. **Main Mods Update: No significant effect on previously identified**

		geographical scope.
Policy 11: Distribution of New Housing	Local, regional and national	The policy will help to meet the identified local need for new market and affordable housing. Considering the amount of additional housing proposed it is inevitable that there will be increased pressure on local healthcare facilities, the highways network and education facilities. Given the level of new housing proposed in the policy there is also the potential for wider impacts. An increase in housing, particularly in those settlements near to the Plan area boundary, could have an effect on neighbouring areas through an increase in traffic and associated environmental and social impacts. In addition, due to the inter-connected nature of the water environment which links many rivers, streams and groundwater, any negative effects on water resources could be felt in the surrounding areas. There could also be more national impacts in terms of the generation of pollution and greenhouse gas emissions given that there are national CO_2 targets that must be met. **Main Mods Update: No significant effect on previously identified geographical scope.**
New Policy 12: Reserve Sites	**Local, regional and national**	**The policy would ensure that local need for housing is met. As reserve sites would be delivered to contribute to the area's housing supply and would be required to address any shortfall in delivery of sites identified in Policy 11: Distribution of New Housing the geographic effects of the policy are considered to be the same.**
New Policy 13: South West Quadrant Sustainable Urban Extension (Sou006)	**Local, regional and national**	**The policy will help to meet the identified local need for new market and affordable housing. There are some impacts that will be regional, but the effects of the policy will be primarily local. Development of the SUE will help facilitate delivery of a section of the Boston Distributor Road and will therefore enable better traffic flows around the area. Given the scale of the site, there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – there are national CO_2 targets that must be met.**
New Policy 14: South of the North Forty Foot Sustainable Urban Extension (Wes002)	**Local, regional and national**	**The policy will help to meet the identified local need for new market and affordable housing. There are some impacts that will be regional, but the effects of the policy will be primarily local. Development of the SUE will help facilitate delivery of a section of the Boston Distributor Road and will therefore enable better traffic flows around the area. Given the scale of the site, there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – there are national CO_2 targets that must be met.**
Proposed Policy 15: Vernatts Sustainable Urban Extension	Local, regional and national	The policy will help to meet the identified local need for new market and affordable housing. There are some impacts that will be regional, but the effects of the policy will be primarily local. Development of the SUE will help facilitate delivery of the northern and part of the central phases of the Spalding Western Relief Road which is important locally as it will play a major role in opening up development sites and the road, once complete, will provide an alternative route to the congested A151 route which passes through the centre of Spalding. It will therefore enable better traffic flows around the area. However, given the scale of the site, there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – there are national CO_2 targets that must be met.

		Main Mods Update: No significant effect on previously identified geographical scope.
Proposed Policy 16: Holbeach West Sustainable Urban Extension	Local, regional and national	The policy will help to meet the identified local need for new market and affordable housing. There are some impacts that will be regional, but the effects of the policy will be primarily local. Development of the SUE will help facilitate access to the proposed Food Enterprise Zone (FEZ) (a regional economic development priority) to the west of the A151 and highway improvements at Peppermint Junction. It will therefore enable better traffic flows around the area. However, given the scale of the site, there is the potential for a wider national impact in terms of the generation of pollution and greenhouse gas emissions – there are national CO_2 targets that must be met. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 17: Providing a Mix of Housing	Local	The policy, by enabling a flexible approach, will mean that mix of housing can be determined on a case by case basis in order to address the current need in the local area. This should provide sufficient flexibility to accommodate changing needs and demands over the plan period. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 18: Affordable Housing	Local	The policy will contribute towards meeting the objectively identified local need for affordable housing. A number of the other potential impacts identified will depend upon implementation and the location of development. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 19: Rural Exception Sites	Local	The policy will contribute towards meeting the objectively identified local need for affordable and market housing. A number of the other potential impacts identified will depend upon implementation and the location of development. **Main Mods Update: No proposed modification to policy so no significant effect on previously identified geographical scope.**
Proposed Policy 20: Accommodation for Gypsies, Travellers and Travelling Showpeople	Local	The policy will contribute towards meeting the identified local need for Gypsies, Travellers and Travelling Showpeople accommodation identified in the Boston and South Holland Gypsy and Traveller Accommodation Assessment (November 2016) **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings	Local	The policy will contribute towards protecting against the loss of family-sized homes in high density residential areas and streets of predominantly terraced and/or semi-detached properties – evidence in the SHMAs indicates that the greatest demand in the plan period in South East Lincolnshire will be for three bed homes. It will also ensure that sites have good access to community facilities, services, public transport and local employment. National space standards must be met which will help maintain the quality of the local housing stock. The local natural and historic environment will be protected and soil resources will be protected through the use of brownfield land. **Main Mods Update: No significant effect on previously identified geographical scope.**

Proposed Policy 22: Replacement Dwellings in the Countryside	Local	The policy impacts will mostly depend upon implementation and the location of development. However, the use of some brownfield land will reduce the loss of agricultural land and protect areas of higher soil quality locally. It also means that existing residents would be able to erect a replacement dwelling where the internal layout is not fit for the current and long-term use. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 23: Reuse of Buildings in the Countryside for Residential Use	Local	The policy will generate positive impacts as the reuse of buildings in the countryside for residential use contribute to the local housing stock. The reuse of existing buildings will also protect local soil resources. However, the policy impacts will mostly depend upon implementation and the location of development. **Main Mods Update: No proposed modification to policy so no significant effect on previously identified geographical scope.**
Proposed Policy 24: The Retail Hierarchy	Local, regional and national	The policy will generate primarily local impacts – such as on the local economy - although there is the potential for regional and national effects: 1. The provision of greater choice in existing centres may mitigate against the pull of more regional centres; and 2. By taking the approach set out in the retail hierarchy there could be a modal shift to more sustainable modes of transport which will have a positive impact on reducing/minimising carbon emissions. This will contribute towards national targets. **Main Mods Update: No significant effect on previously identified geographical scope.**
New Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres	**Local, regional and national**	**Improving the vitality and viability of Boston and Spalding town centres would have local economic benefits but also help to retain shoppers, mitigating the pull of regional centres. Less travel to regional centres would have a positive effect upon national carbon emission targets.**
Proposed Policy 26: Primary Shopping Frontages	Local, regional and national	The policy will generate primarily local impacts – such as helping to facilitate a sustainable retail economy - although there is the potential for regional and national effects: 1. The policy may result in greater choice in the existing centres of Boston and Spalding which may help mitigate against the pull of more regional centres; and 2. It may also mean that linked trips can be made, thereby reducing the overall number of trips residents need to make. Depending on how car use is minimised and sustainable transport options are encouraged, the policy could have a positive impact on reducing/minimising carbon emissions. This will contribute towards national targets. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 27: Additional Retail Provision	Local, regional and national	The policy will generate primarily local impacts – such as helping to facilitate a sustainable retail economy - although there is the potential for regional and national effects: 1. The provision of greater choice in existing centres may mitigate against the pull of more regional centres; and 2. By focusing new retail development in existing centres and providing

		greater choice, the policy could encourage either shorter trips by private car (as there is less need to travel to more regional centres) or the use of more sustainable modes of transport (as town centres are likely to be more accessible by such modes) which will have a positive impact on reducing/minimising carbon emissions. This will contribute towards national targets. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 28: The Natural Environment	Local, national and international	The policy will contribute to the conservation and/or enhancement of nature conservation importance. The impacts will be primarily local given the number of locally designated sites in South East Lincolnshire. However, both Boston Borough and South Holland District border The Wash. This is designated as a site of national and international importance due to the species and habitats located there. The policy seeks the protection, enhancement and management of natural assets such as this internationally designated site. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 29: The Historic Environment	Local and national	The policy will contribute to the protection, conservation and enhancement of South East Lincolnshire's national and locally designated heritage assets. It will have a positive impact on local communities in terms of promoting the leisure, recreational and educational value of heritage assets and will be important for maintaining and/or creating an attractive environment. Furthermore, the policy will safeguard locally important buildings that are non-designated heritage assets. It also seeks to secure the future of those assets that are on the national 'at risk' register. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 30: Pollution	Local and national	The policy will contribute towards maintaining local air quality and ensuring that new development in South East Lincolnshire has an acceptable impact on the amenities of the area in terms of pollutants including light, noise, odour, fumes and vibration, informed by national standards. It will therefore help minimise issues that have contributed to poor air quality in the past, particularly in the AQMAs of Boston town. It will also have a positive impact on local soil resources and surface and groundwater quality. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 31: Climate Change and Renewable and Low Carbon Energy	Local and national	The policy, by requiring proposals to reduce the need to travel could have health benefits for local communities by encouraging the use of 'healthier' and more sustainable modes of travel such as walking and cycling. It will also have a positive impact on local air quality and the South East Lincolnshire economy as it will contribute to growth in the renewable energy sector. Given the nature of the policy, it is very likely that it will help contribute towards national CO_2 targets being met. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 32: Community,	Local and potentially	Locally, the policy will contribute towards the health and wellbeing of communities. It will help create local opportunities for exercise and promote

Health and Wellbeing	national	more inclusive and cohesive communities in South East Lincolnshire. The policy will also mean that new community facilities (such as healthcare services) are located as close as possible to the community they will serve. In terms of the potential national impact of the policy, it could contribute towards national CO_2 emissions targets given that Green Infrastructure can contribute to the absorption of greenhouse gases. However, this effect is likely to be fairly minimal. **Main Mods Update: No significant effect on previously identified geographical scope.**
Proposed Policy 33: Delivering a More Sustainable Transport Network	Local, regional and potentially national	Locally, the promotion of walking and cycling will contribute towards the health and wellbeing of communities and by safeguarding transport routes it will ensure that communities are well connected, particularly to employment, shops and other essential facilities. Furthermore, it will help to facilitate the delivery of key local transport infrastructure. The delivery of new transport infrastructure can help enable significant economic growth both locally and within the wider region. For example, the economy will become more resilient by improving connectivity both within South East Lincolnshire and with other parts of the region. In terms of the potential national impact of the policy, it could contribute towards national CO_2 emissions targets. The promotion of more sustainable modes of transport should help reduce/minimise carbon emissions generated by the private car. However, the significance of the effect is likely to depend on the extent to which sustainable transport use is encouraged and how schemes are implemented. **Main Mods Update: No significant effect on previously identified geographical scope.**
New Policy 34: Delivering the Boston Distributor Road	**Local, regional and potentially national**	**The delivery of the Boston Distributor Road can help enable improved connections and significant economic growth both locally and within the wider region.** **The policy could impact upon national carbon emission targets by improving traffic flow and avoiding emissions caused by vehicles in congestion. Equally it could encourage further private car use to increase emissions.**
Proposed Policy 30: Delivering the Spalding Transport Strategy	Local and potentially national	The policy specifically relates to Spalding and so the impacts will be predominantly local. Implementation of the policy is likely to help promote walking and cycling locally which will contribute towards the health and wellbeing of Spalding's residents and will ensure that communities are well connected, particularly to employment, shops and other essential facilities. In terms of the potential national impact of the policy, it could contribute towards national CO_2 emissions targets. The promotion of more sustainable modes of transport should help reduce/minimise carbon emissions generated by the private car. However, the implementation of schemes to alleviate congestion at pinch points in Spalding could encourage the continuation of car use which would not support the need to meet national emissions targets. **Main Mods Update: No significant effect on previously identified geographical scope.**

Policy 31: Vehicle and Cycle Parking	Local and national	The policy aims to encourage more people to cycle for local journeys which will have a positive impact on the health of South East Lincolnshire's population and access to services and facilities. In terms of the potential national impact of the policy, it could contribute towards national CO_2 emissions targets given that increased cycle use would reduce carbon emissions from traffic. **Main Mods Update: No proposed modification to policy so no significant effect on previously identified geographical scope.**

5. Cumulative Effects

5.1 The SEA Directive sets out that an assessment of secondary, cumulative and synergistic effects should be incorporated into the SA. These terms are not mutually exclusive and, in this case, the term 'cumulative effects' will include secondary and synergistic effects.

5.2 The commentary below focuses on the impacts of the proposed Main Modifications and how they would cumulatively effect the implementation of the Local Plan. Please see the Sustainability Appraisal for the Publication Version Local Plan for a detailed commentary of the overall cumulative effects of implementing the Plan.

Objective 1: Housing

5.3 The proposed Main Modifications seek the delivery of at least 19,425 new homes in South East Lincolnshire over the Plan period (2011-2036) to meet the Objectively Assessed Need (OAN) for the area. This modification is to take account of a 5% uplift in housing requirements assist in addressing affordable housing needs. The affordable housing policy is proposed to be modified to include greater flexibility, which could result in less than the requirement being met. The overall increase in housing supply would mitigate this effect to a degree.

5.4 The introduction of new additional policies on Sustainable Urban Extensions is viewed as a positive approach in ensuring the delivery of housing requirements that are set out in Policy 10 *Meeting Objectively Assessed Housing needs*.

Objective 2: Health and Wellbeing

5.5 Many policies were previously assessed as having a positive effect upon health and wellbeing. Many of these are proposed to be modified to provide clarity and further robustness for improved effectiveness in implementation, for example, Policy 32: *Community, Health and Wellbeing* and proposed Policy 30: *Pollution*. Cumulatively, it is considered that the proposed main modifications together would strengthen the positive impacts upon health and wellbeing. Proposed policy 17: *Providing a Mix of Housing* has introduced a specific reference to the provision of adaptable homes leading to a positive significant effect upon the health and wellbeing of all, further adding to the combined positive effects.

5.6 The proposed increased housing requirements could have the potential to impact upon health and wellbeing due to increase in traffic and greater demands upon health facilities. However, policies relating to mitigation of these potential issues have been strengthened, including those relating to contributions to infrastructure improvements, which 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.

Objective 3: Transport

5.7 No modifications are proposed to the spatial strategy even though the housing requirements are proposed to increase. The majority of development remains directed towards Sub-Regional Centres and Main Service Centres. 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.

5.8 The Local Plan's transport-related policies are proposed to be modified to provide greater clarity on proposed transport improvements and how they would be secured. This is further strengthened with the addition of Policy 34: *Delivering the Boston Distributor Road*, and two new policies on the delivery of Sustainable Urban Extensions at South West Quadrant and South of North Forty Foot. The proposed modifications to the Local Plan would have a cumulative positive effect on the transport SA objective.

Objective 4: Socially Inclusive Communities

5.9 Proposed modifications across the Local Plan aim to improve the delivery of homes, support more jobs in the area and ensure infrastructure would be delivered to support this. The polices within the Vibrant Town Centres and Accessible Shops and Services Policies Group were assessed as improving the positive impact upon social inclusion. Cumulatively the proposed modifications are considered to have a positive effect on socially inclusive communities.

Objective 5: Education

5.10 Evidence suggests that across the area there is an immediate need for extra primary, secondary and post 16 school places - a situation that is anticipated to become more severe in the future. This situation has the potential to be exacerbated by the proposed increase in housing requirements within the proposed Main Modifications.

5.11 The proposed modifications are able to mitigate this potential adverse impact by strengthening the developer contributions policies; in particular, Policy 5: *Meeting Physical Infrastructure and Service Needs* is proposed for modification in order to make specific requirements for the delivery of educational facilities alongside growth.

Objective 6: Green Infrastructure and Biodiversity

5.12 The modification that would likely have the most impact upon this objective is the proposed increase in housing requirements. This would result in increased land take with the potential to see a loss of green infrastructure and biodiversity. This would offer some opportunity for net gains in biodiversity and accessible green space, and policies in the Plan have been modified to strengthen the deliverability of this mitigation. New policies relating to the Sustainable Urban Extensions would help to ensure that green infrastructure and biodiversity would be delivered at these large sites.

5.13 Generally speaking, the proposed modifications would not have a significant impact upon this objective.

Objective 7: Heritage

5.14 The proposed modifications are considered to work together to increase the protection and enhancement of the historic environment, not least due to the substantial modifications to proposed Policy 29: *The Historic Environment*.

5.15 Other notable modifications with regards to heritage are within the Sustainable Urban Extensions policies, which note the heritage constraints and opportunities affecting the site.

Objective 8: Landscape and Townscape

5.16 The scale of new housing development proposed for the area will inevitably have an impact upon landscape and townscape. The proposed modification to increase the housing requirements has the potential to increase that impact.

The spatial strategy is not proposed to be modified so development would still be mainly directed towards built-up areas where the impact would be less.

5.17 New polices relating to Sustainable Urban Extensions and Prestige Employment Sites ensure that developments in these locations are well designed to high standards that respond to the site's context. The proposed modifications are not considered to represent a significant change in cumulative effects.

Objective 9: Air, Soil and Water Resources

5.18 Increased housing requirements would unavoidably impact upon soil resources, especially given the amount of greenfield land proposed to be used. This increased use of land, along with the positive impact on economic growth the proposed modifications are assessed to have, would likely see an increase in trips by car with an associated adverse impact on air quality (resulting from emissions). Increased growth would put greater demand on water resources.

5.19 The policy on Pollution is proposed to be modified to be more effective in mitigating such impacts. Additionally the Plan has clear policies on securing developer contributions and relevant infrastructure. In this respect the Plan policies should work cumulatively to overcome issues but clearly this is very dependent on its implementation.

5.20 Overall, it is considered that the proposed modifications as part of the Local Plan could have a cumulative negative impact on this objective unless well implemented, monitored and mitigated.

Objective 10: Sustainable use of Land and Waste

5.21 The loss of land and increase in waste is an inevitability of growth. Whilst there are policies in the Plan that promote use of existing buildings and brownfield sites, they, along with other policies in the Plan, cannot mitigate the loss of greenfield land. Overall, the Local Plan with the proposed modifications is likely to continue to have a cumulative negative impact on this objective.

Objective 11: Flood Risk

5.22 The spatial strategy is not proposed to be modified and so housing and employment growth remains mainly directed to the Sub-Regional Centres, Main and Minor Service Centres, much of which are located in Flood Zones 2 and 3 and 3a. The proposed modifications to increase housing requirements and support economic growth would exacerbate this.

5.23 The new Prestige Employment Sites and Sustainable Urban Extensions policies take the opportunity to embed flood risk avoidance within them. This would help to alleviate issues at these sites.

5.24 Proposed Policy 4: *Strategic Approach to Flood Risk* is proposed to be substantially modified to strengthen its ability to manage flood risk. On balance, however, the previously assessed cumulative impacts are not expected to be significantly different.

Objective 12: Climate Change

5.25 Whilst the proposed increased in housing requirements and proposed modifications relating to economic growth and new major roads have the potential for an increase in greenhouse gas emissions, it is considered the Plan's policies on the incorporation of renewable energy facilities, energy efficiency of buildings and sustainable travel options would provide some level

of mitigation for this. On this basis the previously assessed outcome on cumulative impacts is unlikely to change. Until site specific mitigation measures are identified the extent of impacts are somewhat uncertain.

Objective 13: Employment

5.26 The proposed modifications across the Plan are considered to represent a positive impact towards this objective.

5.27 The proposed new policies on Prestige Employment Sites, provision of the Boston Distributor Road, support for Boston and Spalding town centres, reserve housing sites and Sustainable Urban Extensions, plus modifications to numerous other polices including on the increase of housing requirements are all considered to work together for a significant cumulative impact on employment and economy.

6. Assessment of the monitoring indicators

6.1 Monitoring indicators exist for the long term monitoring of the robustness of the Local Plan and its ability to support sustainable development.

6.2 In light of the Main Modifications, it is important to assess the existing monitoring indicators established by the Joint Committee and submitted with the Sustainability Appraisal March 2017[4] and the amendments and additions to the monitoring indicators proposed as part of the Main Modifications.

6.3 The assessment concludes that the existing monitoring indicators, and those changes to the monitoring indicators identified in the Main Modifications would in the main adequately monitor the effects of the Local plan including the Main Modifications. A review of the effects of the proposed monitoring indicators together with informal suggestions regarding monitoring arrangements arising in response to Main Modifications to the Local Plan is included at Appendix 5.

[4] Sustainability Appraisal of the South East Lincolnshire Local Plan 2011-2036: Publication Version, South East Lincolnshire Joint Strategic Planning Committee http://www.southeastlincslocalplan.org/sustainability-appraisal-of-the-south-east-lincolnshire-local-plan-2011-2036-publication-version/

7. Conclusion

7.1 This report, and associated appendices, is the result of a detailed assessment of the proposed Main Modifications of the South East Lincolnshire Local Plan against the 13 sustainability objectives developed through the SA process. This report is an addendum to the Sustainability Appraisal of the Publication Version Local Plan of March 2017.

7.2 The proposed Main Modifications include amendments to all Local Plan policies but four, the removal of one policy and the addition of six new policies. Possibly the most notable proposed main modification is to increase the housing requirement by 5%. Three additional housing sites are also proposed to be added. 13 reserve housing sites are proposed as part of policy that would be triggered in a situation where housing allocations were not being delivered and housing needs not being met. On this basis, the proposed Main Modifications are a positive step in ensuring the requirement of providing the objectively assessed housing needs of the area is met.

7.3 The proposed Main Modifications also see a strengthening of the economic growth strategy for the area.

7.4 Inevitably, growth has the potential for adverse environmental impacts. The Local Plan contains a wide range of policies, both strategic and development management-based that would aim to avoid and/or mitigate environmental impacts. The proposed Main Modifications are considered effective in further strengthening the effectiveness of these policies.

7.5 In order to monitor the potential significant effects of implementing the Plan, a number of monitoring indicators have been identified by the Joint Committee and some have proposed Main Modifications. The monitoring

indicators and proposed Main Modifications to the monitoring indicators have been reviewed for the significant effects of any changes.

8. Next Steps

8.1 The Local Plan examination hearings took place between October 2017 and April 2018 before two independent Planning Inspectors. This SA Report Addendum, with the Local Plan Main Modifications June 2018 will be submitted to the independent Planning Inspectors and subject to a formal six week consultation. Following the close of this consultation, all responses will be logged and analysed.

8.2 Representations to the Main Modifications consultation will be forwarded to the Planning Inspectors to consider. Pending the nature of those responses the Planning Inspectors are expected to prepare and finalise their report into the soundness of the South East Lincolnshire Local Plan. It is expected that the Local Plan will then be adopted.

8.3 At any point, should the Local Plan be subject to any material changes, it will again be subject to the SA process.

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APPENDIX C

FOOTPRINT ECOLOGY

South East Lincolnshire Local Plan Habitats Regulations Assessment – Proposed Main Modifications Stage

Authors: Rachel Hoskin, Durwyn Liley and Chris Panter

South East Lincolnshire Local Plan
Habitats Regulations Assessment

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Summary

A Habitats Regulations Assessment (HRA) is required in accordance with the Conservation of Habitats and Species Regulations 2017, in order to ensure that plans and projects do not adversely affect any European wildlife sites. A plan being produced by a public body is the subject of Habitats Regulations Assessment, and it is the responsibility of the public body to produce the assessment in accordance with the legislation, to inform any necessary changes to the plan, prior to its adoption.

This report provides the HRA of the South East Lincolnshire Local Plan at Proposed Main Modifications stage and has been prepared by Footprint Ecology on behalf of the South East Lincolnshire Joint Strategic Planning Committee. HRA work has been undertaken at earlier stages of plan preparation, supported by Natural England. At the Draft Plan stage the HRA recommended further evidence gathering in relation to recreation pressure at the coastal European sites, and this is incorporated within the appropriate assessment section of this report. At Publication, an addendum was produced to provide a record that all HRA recommendations had been incorporated into the Local Plan. This version of the HRA report is now updated again after Examination in Public to assess the Proposed Main Modifications arising from the Examination, and brings the content of the previous addendum back into this report.

This report has been further updated following a European Court of Justice Judgment that highlights the need for appropriate use of avoidance and mitigation measures at the correct stage of HRA. The screening table identifies where policies have been screened out from having any likely significant effect, where modifications to the plan are needed to give clarity in relation to the legislation or provide project level HRA direction.

An appropriate assessment has been undertaken to consider the implications of additional housing in terms of recreation pressure on coastal European sites. Recommendations made put in place measures to mitigate for increased recreation pressure, in order to prevent adverse effects arising as a result of increased housing. These measures include a number of actions on or close to the European sites in order to manage and reduce risks, and also the provision of adequate recreation space, for the large allocations at Boston, Spalding and Holbeach. These measures have been incorporated into Policy 28: the natural environment. This HRA is able to conclude no adverse effects on site integrity with the integration of these measures.

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This report was commissioned by South East Lincolnshire Joint Strategic Planning Committee. We grateful to Gary Alexander and Peter Udy for their assistance.

1. Introduction and Background Context

1.1 This report is the Habitats Regulations Assessment (HRA) of the South East Lincolnshire Local Plan at Proposed Main Modifications stage, after Examination in Public. The South East Lincolnshire area covered by the plan includes the administrative areas of both South Holland District Council and Boston Borough Council. The new local plan has been prepared jointly by the two authorities, along with Lincolnshire County Council, under a newly formed planning body; the South East Lincolnshire Joint Strategic Planning Committee. The plan is being prepared in accordance with Government policy, making sure that local policy for the South East Lincolnshire area is kept up to date and relevant. Government policy[1] indicates that local planning documents should be continually reviewed, and informed by current evidence on local economic, social and environmental needs, as well as national legislation, policy and practice guidance.

1.2 A HRA is one of a number of assessment and evidence documents that support plan preparation. The HRA considers the implications of the plan for European wildlife sites, in terms of any possible harm on wildlife interest that could occur as a result. HRA is required for both plans and projects. Development proposals arising from the plan will also therefore be the subject of HRA, and will be informed by this plan level HRA. Further explanation of the assessment process is provided below and in greater detail in Appendix 1.

1.3 When embarking on new HRA work, it is important to take stock and consider how well any previous measures put in place alongside current planning policy in order to protect European site interest may have worked, and what evidence there is available to support the continuation of such measures, or where they may need modification.

1.4 This HRA report has been prepared by Footprint Ecology, on behalf of the South East Lincolnshire Joint Strategic Planning Committee. It provides background information on the HRA process, gathers information on the European sites that may be affected by the plan, reviews previous work to protect the European sites, and assesses the implications of the plan for the European sites, in accordance with the step by step process of HRA.

Habitats Regulations Assessment process

1.5 Habitats Regulations Assessment is commonly abbreviated to 'HRA' and is the step by step process of ensuring that a plan or project being undertaken by, or permitted by a public body, will not adversely affect the ecological integrity of a European wildlife site. Where it is deemed that adverse effects cannot be ruled out, a plan or project must not proceed, unless exceptional tests are met. This is because European legislation, which is transposed into domestic legislation and policy, affords European sites the highest

[1] The National Planning Policy Framework, published in March 2012 by the Department for Communities and Local Government.

levels of protection in the hierarchy of sites designated to protect important features of the natural environment.

1.6 The relevant European legislation is the Habitats Directive 1992[2] and the Wild Birds Directive 2009[3], which are transposed into domestic legislation through the Conservation of Habitats and Species Regulations 2017. These Regulations are normally referred to as the 'Habitats Regulations.' Legislation sets out a clear step by step approach for decision makers considering any plan or project. In England, those duties are also supplemented by national planning policy through the National Planning Policy Framework (NPPF). This national planning policy also refers to Ramsar sites, which are listed in accordance with the international Ramsar Convention. The NPPF requires decision makers to apply the same protection and process to Ramsar sites as that set out in legislation for European sites. Formally proposed sites, and those providing formal compensation for losses to European sites, are also given the same protection.

1.7 The duties set out within the Habitats Regulations apply to any public body or individual holding public office with a statutory remit and function, referred to as 'competent authorities.' The requirements are applicable in situations where the competent authority is undertaking or implementing a plan or project, or authorising others to do so. A more detailed guide to the step by step process of HRA is provided in this report at Appendix 1.

1.8 In assessing the implications of any plan or project, in this case a local plan, for European sites in close proximity, it is essential to fully understand the sites in question, their interest features, current condition, sensitivities and any other on-going matters that are influencing each of the sites. Every European site has a set of 'interest features,' which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or, where necessary restored. Each European site has a set of 'conservation objectives' that set out the objectives for the site interest, i.e. what the site should be achieving in terms of restoring or maintaining the special ecological interest of European importance.

1.9 The site conservation objectives are relevant to any HRA, because they identify what should be achieved for the site, and a HRA may therefore consider whether any plan or project may compromise the achievement of those objectives. Further information on European site conservation objectives can be found at Appendix 2 of this report.

The South East Lincolnshire area and the new Local Plan

1.10 The South East Lincolnshire Local Plan has been prepared by the South East Lincolnshire Joint Strategic Planning Committee, which is a partnership brought together under

[2] Council Directive 92/43/EEC
[3] Council Directive 2009/147/EC

statute[4] to act as the local planning authority for the South East Lincolnshire area, covering both the South Holland District and the Boston Borough, and for the purposes of the preparation, adoption and monitoring of a joint local plan. The partnership therefore includes both South Holland and Boston Councils, along with Lincolnshire County Council. The plan period runs from 2011 to 2036, and will proceed through a number of reviews over that period, as required. The plan is currently at Proposed Main Modifications stage. The joint plan for the South East Lincolnshire area will update the current planning policy in place within individual plans the South Holland District and Boston Borough.

1.11 The South East Lincolnshire Local Plan advises that the area has a population of approximately 156,900 people across the two planning authorities, in 64,600 households. The land use is primarily agricultural, with extensive high value agricultural land. As noted in the Publication Draft of the local plan, horticultural crops and potato growing are critical to the economy of the area, and is one of the main crop growing locations in the UK. There are a number of towns and villages of historic importance; with the main towns being Boston and Spalding. The south East Lincolnshire coastline is dominated by the Wash Estuary, with saltmarsh and intertidal sand and mudflats. The Wash coastline has been the subject of progressive change through both accretion and artificial land reclamation, and has considerable sea defences. The international designations on the Wash are the main considerations within this HRA.

A positive approach to assessing the plan and informing its progression

1.12 Local plan making proceeds through a number of stages as the plan is developed and refined, with public consultation at key stages where statutory bodies, organisations, business and the public are able to contribute to the direction of the developing plan. HRA is an intrinsic part of plan making, identifying risks to European sites that may be posed by emerging policy approaches within the plan, and seeking solutions, where available, to enable sustainable development to meet the needs of an area whilst also protecting European sites. The conservation and enhancement of the natural environment is integral to sustainable development, and a plan should therefore be seeking to secure the long term viability of European sites as part of its function.

1.13 The HRA should be mindful of the objectives of the plan, and the plan should be mindful of the objectives for the European sites. As noted above, the European site conservation objectives are described in Appendix 2 of this report. The conservation objectives should not be compromised in pursuit of the plan objectives, and the HRA is therefore a mechanism by which plan options can be tested to ensure compliance with the legislation. HRA enables continual refinement of the plan, as it is progressed alongside plan preparation, and informs the next stage of plan making with recommendations for additions and modifications to the plan. The local planning

[4] On the 5th July 2011, the South East Lincolnshire Joint Strategic Planning Committee Order 2011 [SI: 2011 No. 1455] came into force, creating the joint planning body responsible for the local plan.

authorities are then able to consider and embed the recommendations into the plan, or progress an alternative policy approach where solutions are not available.

1.14 This HRA report remains in draft until the finalisation of the plan, and is updated as required at the various stages of plan making, including at Examination where main modifications may be recommended by the Examining Inspector. This report reflects this stage of plan making.

1.15 As described above, the South East Lincolnshire Joint Strategic Planning Committee is the competent authority responsible for the HRA. Acting as both plan maker and competent authority responsible for assessing the plan, Strategic Planning Committee is able to integrate recommendations made in this HRA report alongside policy formulation and refinement. Stages of HRA are therefore often revisited, in order to keep checking plan updates.

1.16 Where a competent authority is performing such a role for an individual project, for example where a local planning authority is considering a planning application, the project proposer is normally presenting the project to the decision maker in final form, leaving less scope for modification and revisiting the HRA. It is critical therefore that the plan level HRA provides the necessary recommendations to assist in policy formulation that gives a clear steer to development projects coming forward for authorisation.

2. Information and Evidence to Inform the HRA

2.1 This section of the report looks at the information available to inform the HRA. It includes information on the European sites within and in the vicinity of the South East Lincolnshire area, and checks a number of other plans and strategies for any additional information, including the HRAs of those documents. New evidence gathering in the form of coastal visitor surveys, commissioned in light of the conclusions of the HRA for the Draft Plan, is now complete and the findings now inform this HRA of the Publication Draft.

European sites

2.2 There are a range of European sites within or near the South East Lincolnshire boundary, with Baston Fen SAC, the Wash & North Norfolk Coast SAC and the Wash SPA/Ramsar site all being at least partly within the area. In addition to these sites, the Nene Washes SPA/SAC/Ramsar site lies within 10km. Additional sites are found out to 20km. In undertaking a HRA it is necessary to gather information on the European sites that could be potentially affected by the plan or project.

2.3 An early iteration of the HRA prepared by the Council, screened a number of sites out from requiring any further consideration, and a number of sites were screened in because likely significant effects could not be ruled out. This HRA has included a re-check of all sites within 20km, to have certainty that the HRA has adequately considered all risks. It is noted that the previous HRA screened Rutland Water SPA and Ramsar site as being potentially affected by recreation pressure. This site is significantly out with the 20km zone, and although it is a popular recreation destination, it is a managed reserve and water park, with extensive visitor infrastructure. It is therefore not considered relevant to the HRA of the South East Lincolnshire Local Plan.

2.4 Table 1 below lists the sites out to 20km of the administrative boundary of South East Lincolnshire. Sites within the 20km zone have been initially considered in order to determine whether they are potentially relevant to this HRA, or whether there are no possible means by which the site could be affected. Sites that are potentially relevant are considered in the screening of the plan for likely significant effects in Section 3 of this report.

Table 1: European sites considered within previous HRA work and/or within 20km of South East Lincolnshire

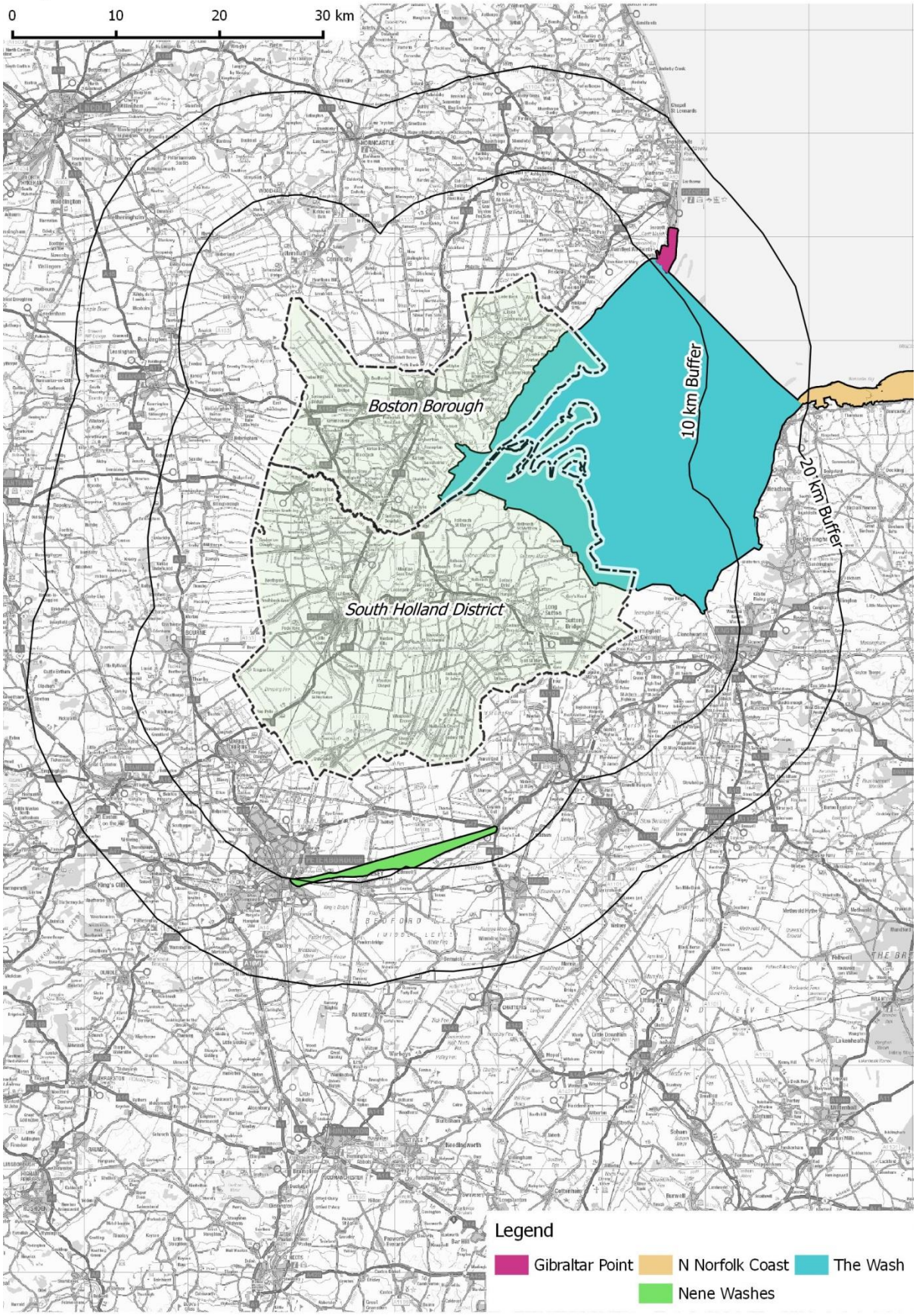
European Site	In plan area	In 10km	In 20km	Potential risks	HRA relevance
Baston Fen SAC	✓			Water quality, siltation	Include as although the previous HRA screened out this HRA should recheck latest information for certainty, given proximity.
The Wash & North Norfolk Coast SAC	✓			Recreation - pressure on habitat, water quality	Include in HRA due to proximity and previous HRA screening in for further assessment.
The Wash SPA/Ramsar	✓			Recreation – disturbance and pressure on habitat, water quality	Include in HRA due to proximity and previous HRA screening in for further assessment.
Nene Washes SPA/SAC/ Ramsar site		✓		Recreation – disturbance and pressure on habitat	Exclude as previous HRA screened out due to NE advice re limited visitor access. Situation remains unchanged.
Gibraltar Point SPA/Ramsar site			✓	Recreation – disturbance and pressure on habitat	Include in HRA due to previous HRA screening in for further assessment.
Saltfleetby – Theddlethorpe Dunes & Gibraltar Point SAC			✓	Recreation – disturbance and pressure on habitat	Include in HRA due to previous HRA screening in for further assessment.
North Norfolk Coast SPA/SAC			✓	Recreation – disturbance and pressure on habitat	Exclude as although just within 20km, there is a considerably longer drive, travelling around the Wash, to reach this site from SE Lincs.
Barnack Hills and Holes SAC			✓	Recreation – disturbance and pressure on habitat	Exclude as although previous HRA screened in due to potential recreation issues, the site is a managed NNR, and distance and small size means it is unlikely to have a significant draw other than from local residents.
Grimsthorpe SAC			✓	Air Quality	Include in HRA due to current unknown risks relating to air pollution. NE advised that air quality was not an issue for the local plan, but there may be opportunities in relation to this matter that should be pursued through the local plan.
Ouse Washes SAC/Ramsar			✓	Recreation – disturbance and pressure on habitat	Exclude as this fen is a reserve that is managed for access by nature conservation organisations WWT/RSPB
Orton Pit SAC			✓	Water quality, Recreation – disturbance	Exclude as a pond on the edge of a large urban area, being south of Peterborough. Visitors from SE Lincs unlikely to be

European Site	In plan area	In 10km	In 20km	Potential risks	HRA relevance
				and pressure on habitat	significant given location, and any issues will be far more localised.
Roydon Common & Dersingham Bog SAC/Ramsar sites (2 separate sites)			✓	Recreation – disturbance and pressure on habitat	Exclude - Footprint Ecology's work on recreation pressure on Norfolk sites included visitor surveys, with a survey point at Roydon. Found very few interviewees lived beyond 5km from the site. Pressure from local residents, particularly for daily dog walking is an issue that local development should be considering. From 25 interviews all were Norfolk residents apart from a person from London.

2.5 Maps 1-3show the SPAs, SACs and Ramsar sites, with 10 and 20km zones indicated. Map 1 illustrates the SPAs, Map 2 the SACs and Map 3 the Ramsar sites. For the purposes of this report, all sites are referred to as European sites, noting that SPAs and SACs are European sites under the European Directives and domestic Habitats Regulations, but also that Ramsar sites are treated as European sites as a matter of Government policy[5].

[5] Paragraph 118 of the National Planning Policy Framework, published in March 2012 by the Department for Communities and Local Government

Map 1: SPA sites within a 20 km radius of Boston Borough and South Holland District.



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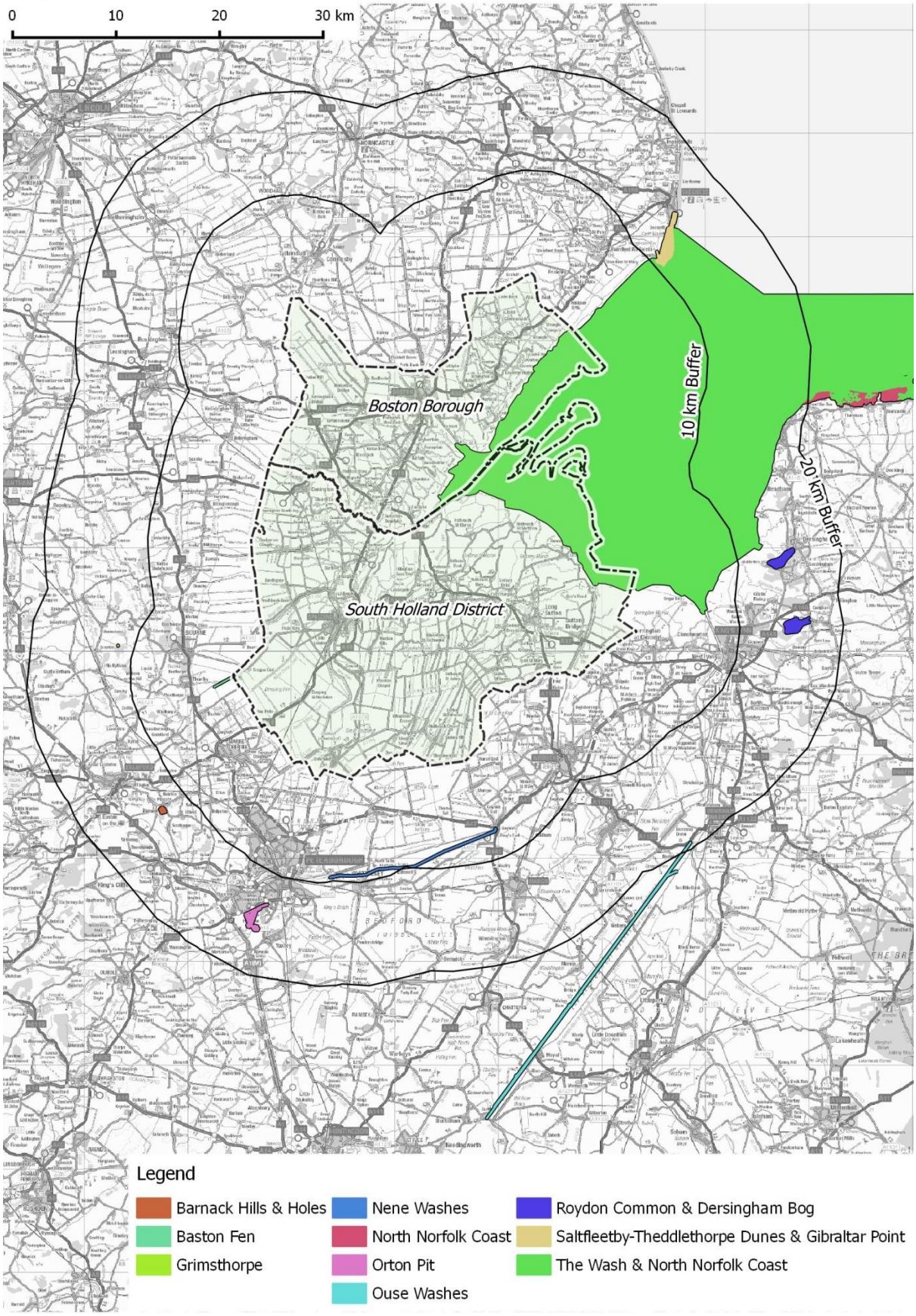
Map 2: SAC sites within a 20 km radius of Boston Borough and South Holland District.



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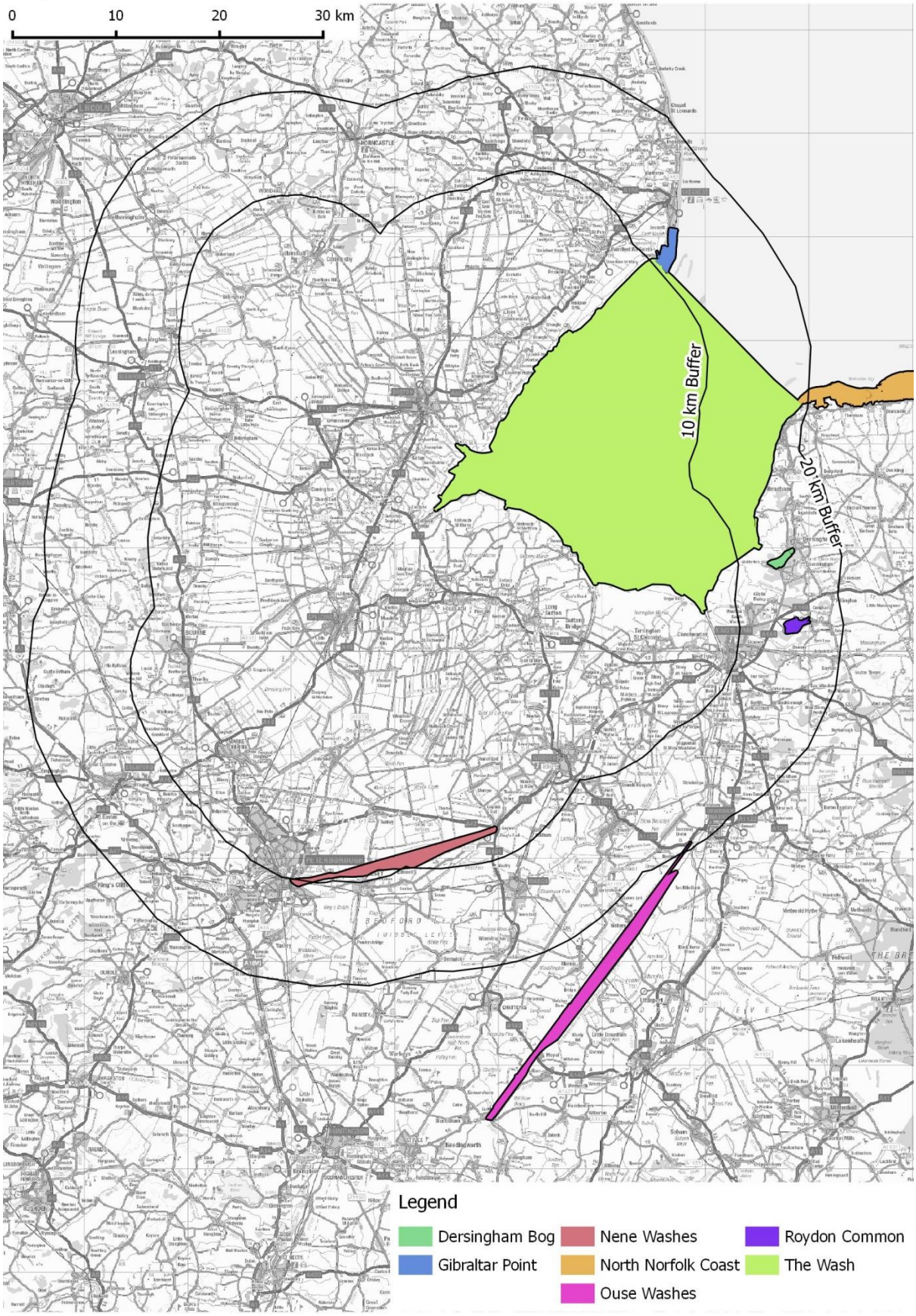
Map 3: Ramsar sites within a 20 km radius of Boston Borough and South Holland District.



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Previous Habitats Regulations Assessment work

2.6 Prior to the preparation of this HRA report, the local plan has proceeded through previous plan making stages with public consultation. Initially a Preferred Options document was prepared in 2013, followed by a Draft Plan in early 2016. In light of the comments received on the draft plan, the current Publication Draft has been prepared.

2.7 Sustainability Appraisal (SA) is an additional and separate assessment to HRA, and forms part of the local plan assessment and evidence base. The SA does consider environmental issues, and therefore has some affinity with the HRA. The SA work undertaken in 2012 consisted of a draft scoping report, to inform the development of policies. This also included some preparatory work in relation to HRA, and the SA scoping report advises that a HRA screening opinion had been sought from Natural England. The SA scoping report stated that the HRA would be undertaken "*at a time when options for development policies actually emerge and are clear and the likely significance of these emerging policies and their impact on European sites can be judged with fuller information*."

2.8 An initial screening of was undertaken 2013 of the Strategy and Policies document at Preferred Options stage. Following this, the Joint Strategic Planning Committee made a number of changes to how the development of plan policies would be progressed, including opting for a single plan rather than separating the site allocations from the strategic policies. The resultant single Draft Plan, encompassing strategic policies and allocations, was then the subject of HRA in January 2016, with the assessment report written by the Joint Strategic Planning Committee.

2.9 The HRA undertaken for the Draft Plan identified and assessed a number of potential issues that could occur as a result of the plan and have implications for European sites. The issues considered were land take, hydrology, water quality, air quality, recreational pressure and other potential effects that may occur due to proximity with European sites and the consequential increased urbanisation.

2.10 The assessment concluded that all potential issues could be screened as having 'no likely significant effect' with the exception of recreation pressure. Natural England, as the specialist advisor on HRA, and statutory consultee at the appropriate assessment stage, advised on a number of HRA drafts in 2015 and concurred with the conclusions being drawn, advising that additional evidence gathering would be beneficial in relation to recreation pressure. The January 2016 HRA provides a screening assessment of all policies in the Draft Plan, and also a record of previous conclusions from the initial HRA screening in 2013 at Preferred Options stage.

Other plans and strategies of potential relevance to the HRA

2.11 The following potential sources of additional evidence have been checked for any relevant information to inform this HRA.

Lincolnshire Minerals and Waste Local Plan

2.12 The county level Minerals and Waste Local Plan is formed of a Core Strategy and Development Management Policies document and a Site Locations document. The

adopted Core Strategy and Development Management Policies Document provides the criteria for the determination of minerals and waste proposals. The Site Locations document for minerals and waste sites was recently adopted in December 2017. The supporting HRA for the Site Locations document raises concerns in relation to Baston Fen SAC and the potential for water pollution as a result of mineral extraction. The SAC is not in close proximity to any development proposed within the South East Lincolnshire Local Plan and the potential effects highlighted by the Site Locations HRA are specific to the nature of minerals development, which could lead to hydrological changes as a result of alterations to hydrological processes where mineral is removed.

Marine Plans

2.13 The Marine and Coastal Access Act 2009 introduced a number of additional requirements for marine and coastal planning in the UK, including for the first time a formal marine planning system with the preparation of marine plans, to be written in accordance with the Marine Policy Statement. The Marine Management Organisation (MMO) is the statutory body with delegated powers from Defra to prepare the marine plans. The HRA for the East Marine Plans (Inshore and Offshore) concluded that the two plans for the East would not lead to adverse effects on site integrity for the European marine sites. This conclusion is based on recognition of the very high level of policy within these strategic plans, and the assessment of available mitigation measures for marine projects that may come forward. The plans do not support or give weight to individual projects, but rather are broadly supportive of development types, such as renewable energy generation, for example.

2.14 Whilst the marine plans do not highlight any relevant areas for concern in relation to the South East Lincolnshire local plan, it will be important for the planning authorities to be aware of marine projects coming forward under the new marine plans, and work collaboratively with the MMO to ensure that any project level HRAs comprehensively cover cumulative impacts.

England Coast Path

2.15 An additional commitment within the Marine and Coastal Access Act is the requirement to put in place a continual coastal path around the English coast. Natural England is currently progressing the England Coast Path, broken down into ‘stretches’ around the coast. The relevant stretches for South East Lincolnshire are stretches 9 and 10; Hunstanton to Sutton Bridge and Sutton Bridge to Skegness. Stretch 9 is at the ‘Develop and Propose’ stage, which means that Natural England is currently working on the ground to identify and assess potential route options and stretch 10 has progressed further to the publication of the proposals, but is yet to be finally determined.

2.16 It is recommended that the South East Lincolnshire Joint Strategic Planning Committee regularly liaises with the England Coast Path team at Natural England to be satisfied that the plan can proceed with any mitigation measures complementing those that will be in place for the England Coast Path stretches around the Wash. Measures should work together and not raise any conflict. Early and continued dialogue would therefore be beneficial.

The Wash Shoreline Management Plan

2.17 This plank, produced by the Environment Agency in collaboration with a number of partners, highlights that the Wash European sites will be affected by coastal squeeze, and that this is primarily as a result of maintaining existing flood defences. The Environment Agency has comprehensive plans around the coast for compensatory habitat provision where designated sites are predicted to be affected by coastal defences, and the Wash shoreline Management Plan confirms that compensatory habitat provision will be provided.

2.18 This is of relevance to the South East Lincolnshire Local Plan as any project level HRA will need to assess impacts on compensatory habitat provision in addition to designated sites. Compensatory habitat is protected as a matter of Government policy, and management of compensatory habitat should be undertaken with a view to bringing the site into the European site network in due course. Progression on compensatory habitat provision for the Wash should therefore be regularly checked by the Joint Strategic Planning Committee.

The Wash Estuary Project

2.19 This project was a partnership initiative for organisations around the Wash, and a number of activities were progressed. It is understood that the partnership is no longer in existence due to funding issues. The partnership produced a number of helpful documents, including a Green Infrastructure study, that should be referred to in order to inform mitigation recommendations made in this HRA. Notably, this should assist with opportunities for new green infrastructure to link with existing ecological networks, to maximise biodiversity value as well as provide European site mitigation.

Anglia Water - Water Resource Management Plan

2.20 Natural England sought assurances from the South East Lincolnshire Joint Strategic Planning Committee that water supply could be secured for the plan period without posing any risk to European sites. Anglian Water responded to that concern by providing the South East Lincolnshire Joint Strategic Planning Committee with key information from their Water Resource Management Plan, which sets out how a sustainable supply will be achieved.

2.21 Anglian Water advised that "*To maintain the balance between supply and demand we promoted and have since built, the Covenham to Boston pipeline. The capacity of this is 16 millions litres per day – enough to meet our growth related needs in SE Lincolnshire through to the mid 2030's, and probably well beyond this date. Therefore Anglian Water can confirm that there is sufficient water resource to serve the proposed scale of housing development*." The correspondence is available in the Appendices to the HRA of the Draft Plan.

2.22 It is therefore concluded that water resources are not an issue for the HRA and can now be screened out.

Additional evidence gathering for the HRA

2.23 In light of the emerging conclusions within the early versions HRA of the Draft Plan, which was published in January 2016, and in light of advice being given by Natural England on those early drafts of the HRA, the planning officers from the local planning authorities commissioned Footprint Ecology to undertake visitor surveys in order to increase understanding of the potential recreation pressure on coastal sites; The Wash and Gibraltar Point.

2.24 Surveys were undertaken by Footprint Ecology at 12 locations around the Wash and Gibraltar Point, both in 2015 and 2016. Additionally the 2016 survey was expanded to include visitor surveys at RSPB reserves. This new evidence is discussed in detail in the appropriate assessment of the HRA at Section 4 of this report.

3. Screening the plan for likely significant effects

3.1 Following an explanation below of what constitutes a likely significant effect and what this stage of the HRA should consider, this section of the HRA screens both the European sites and the plan itself.

What constitutes a likely significant effect?

3.2 At the screening stage of HRA, there is the opportunity to identify changes to the plan that could be made to avoid risks to European sites. Any requirement for assessing the effectiveness of changes should be made at the appropriate assessment stage. The screening for likely significant effects, as described in Appendix 1, is an initial check to identify risks and recommend any obvious changes that can strengthen policy or completely avoid risks with the removal of potentially harmful aspects, for example. Where risks cannot be avoided, a more detailed assessment is undertaken to gather more information about the likely significant effects, and tests any measures to mitigate for those effects, which is the appropriate assessment stage of HRA.

3.3 The screening check of each aspect of the plan is essentially looking for two things; whether it is possible to say with certainty that there are no possible impacts on European sites, or whether, in light of a potential risk, adequate clarifications, corrections or instructions for the development project HRA are built into the policy and/or its supporting text, which serve to avoid any likely impacts. If one of these categories is met, it enables a competent authority to screen out from further stages of assessment. Where there is the potential for European sites to be affected, and mitigation measures require further scrutiny, more detailed consideration is required and this then screens those aspects of the plan in to the appropriate assessment.

3.4 A possibility of a significant impact should trigger the need for more detailed assessment, where the more complex analysis should take place. Unfortunately, there has been an increasing trend in trying to make detailed assessments to rule out the likelihood of significant effects, and this demonstrates a failure to understand the tests within the Habitats Regulations Assessment process. The screening stage identifies

whether there is a possibility of an impact, and then that possibility is assessed in detail to determine whether there is adequate certainty to conclude that the impact will not lead to an adverse effect on the integrity of the European site. The latter is a precautionary approach, and follows the principles established in case law relating to the use of such a principle in applying the European Directives and domestic Habitats Regulations.

3.5 In particular, the European Court in the 'Waddensee' case[6] refers to "*no reasonable scientific doubt*" and the 'Sweetman' case[7] the Advocate General identified that a positive conclusion on screening for likely significant effects relates to where there "*is a possibility of there being a significant effect*". An additional recent European Court of Justice Judgment in 2018, the 'People over Wind' case[8] clarified that the need to carefully explain actions taken at each HRA stage, particularly at the screening for likely significant effects stage. The Judgment is a timely reminder of the need for clear distinction between the stages of HRA, and good practice in recognising the function of each. The screening for likely significant effects stage should function as a screening or checking stage, to determine whether further assessment is required. Assessing the nature and extent of potential impacts on European site interest features, and the robustness of mitigation options, should be done at the appropriate assessment stage. This HRA report has been updated in June 2018 in light of this Judgment. Explanatory text previously included in the screening for likely significant effects section has been moved to an appropriate assessment section. The explanation of the approach taken has not changed, rather the section in which it appears has been updated.

3.6 All aspects of the emerging local plan that influence sustainable development for the South East Lincolnshire area are checked for risks to European sites; the likely significant effects. A likely significant effect is concluded where there is a potential pathway between an impact and the European site interest feature, by which the interest feature could then be significantly affected. This are often referred to as an 'impact pathway.' The could be clear evidence of risk, or rather there could be a scientific and plausible justification for concluding that a risk is present, even in the absence of direct evidence. The latter is a precautionary approach, and follows the principles established in case law referred to above.

3.7 Potential impact pathways are considered in turn below. A detailed policy by policy check to screen each policy, having regard for potential impact pathways, conservation objectives and current site circumstances and sensitivities then follows in Table 2. This has been repeated for each stage of plan making.

European sites and impact pathways

3.8 In assessing the implications of any plan or project for the fully suite of European sites, it is essential to fully understand the ecology and sensitivity of the sites, in order to

[6] European Court of Justice case C - 127/02
[7] European Court of Justice case C - 258/11
[8] European Court of Justice case C – 323/17

identify how they may be affected. Every European site has a set of 'interest features,' which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or, where necessary restored. As previously highlighted and detailed in Appendix 2, each European site also has a set of 'conservation objectives' that set out the objectives for the site interest, i.e. what the site should be achieving in terms of restoring or maintaining the special ecological interest of European importance. As this assessment is progressed, the consideration of how the local plan may affect the achievement of each site's conservation objectives underpins all assessment decisions and conclusions drawn.

3.9 European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway' as it is an identifiable means by which the plan or project could potentially affect the European site. A typical example would be where implementation of a policy could result in siltation to a watercourse, upstream from an SAC. The silt could travel downstream to the SAC and have implications for the European site interest features. The screening for likely significant effects would identify a plausible risk. It would consider how the risk could be avoided, and where avoidance measures cannot be identified and modifications to the plan made, the HRA would proceed to a more detailed level of assessment to gather more information on the nature and extent of the impact, and to what extent that may affect the European site interest.

3.10 The European sites considered to be of relevance to this HRA are detailed here, with interest features listed. These sites are those set out in table 1 as sites to include in the HRA. These sites are deemed to be ones where there could potentially be an impact pathway, and should therefore form part of the screening stage of this HRA. Threats to the site are found in the Site Improvement Plan (SIP) for each site. The SIPs are prepared by Natural England in conjunction with a wide range of partner organisations, such as the Environment Agency and Internal Drainage Boards, for example. The SIPs can provide helpful information for HRAs because they highlight current site sensitivities and therefore the types of impacts that may have significant effects on site interest features. The key facts for each site are recorded below, including a discussion on possible impact pathways and development related issues.

Baston Fen SAC

3.11 Baston Fen SAC is a large drainage channel with diverse submerged aquatic flora, providing habitat for high densities of Spined Loach (*Cobitis taenia*), and is one of four key sites for this species in the UK. The SIP refers to siltation as a main threat to the site and notes the need for dredging to be programmed, which will need careful planning in light of the risks this itself could pose for the interest feature. The SIP also highlights the need for population and distribution monitoring to determine reasons for any changes in numbers.

3.12 It is understood, from the HRA of the Lincolnshire Minerals and waste Plan undertaken in 2015, that the Environment Agency has investigated discharges from works to the Grave Drain, which is linked to the SAC and found that there wasn't any cause for concern.

3.13 Natural England concurred with the conclusions of the January 2016 HRA for the Draft Plan, which were that Baston Fen was unlikely to be significantly affected by the local plan. Natural England further advised that project level HRA should consider siltation and water quality issues, and that the plan should incorporate a sustainable drainage policy.

3.14 This HRA at therefore advises that at a plan level, the inclusion of policy in relation to securing sustainable drainage should ensure that risks are highlighted at the project level. Project level HRA should have particular regard for siltation and water quality impacts. Policy wording in relation to sustainable drainage schemes was requested by Natural England, and on checking on the Publication Draft of the plan it is noted that a number of polices and in particular the large housing site allocations, make reference to sustainable drainage requirements. Baston Fen SAC is therefore screened out at the likely significant effects stage.

Grimsthorpe SAC

3.15 Grimsthorpe SAC is a former limestone quarry, providing calcareous substrates for calcareous grassland and scrub, with large colonies of early gentian (*Gentianella anglica*), providing the most northerly location for this species in the UK. Atmospheric nitrogen deposition is listed as the key threat in the SIP. The sources of atmospheric nitrogen are not fully understood, hence the action within the Site Improvement Plan for Natural England to investigate. Natural England advised in their response to the January 2016 HRA for the Draft Plan, Natural England advised that air pollution could be screened out for the plan level HRA, but that at the project level, HRAs should ensure that air quality is not compromised.

3.16 This HRA therefore advises that agricultural development for new or extended pig and poultry units should not be located in proximity to sensitive sites, and the planning authorities should work closely with the Environment Agency, particularly to seek twin tracking of planning and Environmental Permit Applications where there are potential risks, to ensure that HRAs for both applications are informed by the other. Collaborative working between competent authorities is necessary where a project has multiple permissions. It is suggested that additional wording is added to Policy 25, as detailed in the screening table below, to this effect.

3.17 With these considerations, and additional wording at Policy 25, it is concluded that Grimsthorpe SAC can be screened out at the likely significant effect stage.

The Wash & North Norfolk Coast SAC, The Wash SPA/SAC/Ramsar site

3.18 The full citations for these sites can be found at Appendix 3. The Wash & North Norfolk Coast SAC is designated for a range of internationally important intertidal habitats, coastal lagoons and its population of Harbour Seal (*Phoca vitulina*) and Otter (*Lutra*

lutra). The intertidal areas are vast and access to these is at a low density. The coastal lagoons are primarily along the North Norfolk Coast, such as at Salthouse, rather than the Lincolnshire side of the site. The SIP does not identify habitat deterioration as a threat.

3.19 It is known from a good understanding of the site that both Harbour Seal and Otter have the benefit of extensive habitat away from areas of disturbance.

3.20 It is concluded that the SAC, and habitat and non-avian species elements of the Ramsar listing can be screened out at likely significant effects stage of HRA, but that there should be continuing liaison with Natural England for future plan reviews.

3.21 The Wash Estuary SPA is classified because the saltmarsh and mudflat habitat draws a renowned and internationally important bird community. Land outside the site boundary is also important as functionally linked land because some species also utilise agricultural fields around the estuary for high tide roosting. During earlier stages of HRA for the plan, Natural England raised concerns relating to the use of functionally linked land by Pink-Footed Geese (*Anser brachyrhynchus*), and those sites have now been removed from the plan as allocations.

3.22 The SIP highlights recreational disturbance as a key threat, and a number of actions are recommended, notably focusing on partnership working and developing strategies to prevent adverse effects. The SPA and bird features of the Ramsar site have been previously highlighted as of concern in earlier HRA iterations by Natural England, leading to the commissioning of visitor survey work to inform this HRA at Publication Draft stage.

3.23 This site is therefore taken to appropriate assessment, in terms of the SPA and bird interest of the Ramsar site, in the following section of this report.

Saltfleetby – Theddlethorpe Dunes & Gibraltar Point SAC, Gibraltar Point SPA/Ramsar site

3.24 The full citations for these sites can be found at Appendix 3. For the SAC the consideration primarily focuses on Gibraltar Point as the Saltfleetby to Theddlethorpe Dunes are approximately 25km to the north. The SAC at Gibraltar Point is managed as a reserve by Lincolnshire Wildlife Trust and has the benefit of visitor infrastructure to deal with the protection of dune habitats. The SIP for the SAC identifies inappropriate site management as an issue for the SAC, and this should be rectified through the NNR management plan for the site. Recreation pressure is not referred to, and the fact that the dunes are accreting spreading, thus creating new habitat indicates that recreation is not currently an issue for the SAC. However, it is advised that liaison with the Wildlife Trust and Natural England should be on going to ensure that future iterations of the plan HRA, and project level HRAs are fully informed of any potential concerns.

3.25 For the SAC, and habitat features of the Ramsar site, it is concluded that the site can be screened out at the likely significant effects stage.

3.26 The SPA and bird features of the Ramsar site have been previously highlighted as of concern by Natural England, leading to the commissioning of visitor survey work to inform this HRA at Publication Draft stage.

3.27 As noted in Appendix 2, Natural England is progressing a project to develop detailed supplementary advice to underpin the overarching conservation objectives for European sites. Gibraltar Point SPA now has the benefit of supplementary advice produced by Natural England, which refers to the fact that "the Lincolnshire Wildlife Trust has identified disturbance as having an impact on the features of the site."

3.28 This site is therefore taken to appropriate assessment, in terms of the SPA and the bird interest of the Ramsar site, in the following section of this report.

Screening table

3.29 Table 2 takes each policy in turn and considers whether there is a likely significant effect. It identifies where modifications to the plan could be made , because of a need for clarifications, corrections or instructions for the development project HRA, or where more detailed assessment at appropriate assessment is required. It is a record of assessment for the competent authority, and informs the next stage of plan making. The screening table, as with any part of this assessment, is not finalised until the local plan itself is finalised, and can be revisited as necessary as any further modifications to the plan are proposed. Table 2 provides a record of screening with recommendations, and then a record of a check that those recommendations have been taken forward at Publication stage (previously presented in a separate addendum, but now incorporated). A final column in the table now records the re-check at Proposed Main Modifications after Examination in Public.

3.30 Where likely significant effects can be avoided, the risk is not such that further assessment of impacts is required, but rather that the impacts can be simply avoided with straightforward clarifications, corrections or instructions for the development project HRA, which remove any uncertainty. In order to ensure conformity with the recent Judgment referred to above, the screening for likely significant effects table includes additional explanation where required, as to why the action recommended within the table has been proposed at the screening stage, because it constitutes a clarification rather than 'mitigation' that should be considered within an appropriate assessment.

3.31 Where risks to European sites are identified but further scrutiny of information, further evidence gathering or assessment of the nature and extent of impacts is required, the screening table records a recommendation for those aspects of the DPD to be taken to the appropriate assessment.

Table 2: Screening the South East Lincolnshire Local Plan at Proposed Main Modifications (after Examination in Public), for likely significant effects

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Introductory text	To set context for publication draft version of the Local Plan, which will run up to 2036, including its place alongside other planning documents (Lincolnshire Minerals and Waste Plan, neighbourhood plans and SPDs)	LSE	All	Reference to HRA and SA at 1.3 lacks detail and explanation. 'Cumulative effects' are referred to at 1.3.2 as being covered by monitoring. This sentence is confusing as cumulative effects will form part of the HRA. More information on effective monitoring criteria required here.	1.32 Reword to "A Habitats Regulations Assessment has also been undertaken to ensure that the Local Plan does not give rise to any adverse effects on European sites. Risks have been mitigated for with a number of measures within the plan, notably in relation to recreation pressure on coastal European sites. The Annual Monitoring Report will seek to build on evidence currently available, in order to continually refine the mitigation being applied through the plan and development projects coming forward."	Suitable text now incorporated into section 1.2 of the Plan at Publication. No LSE can now be concluded. Recommendations are for text strengthening and clarity to secure better conformity with the Habitats Regulations, therefore acceptable at the screening stage, no assessment of mitigation required.	No further action required
Context	Highlights that the Local Plan is to be consistent with	No LSE	All	Listed plans and strategies and their	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
	a range of other plans and strategies.			HRAs have been checked for relevance to this HRA - no additional issues identified.			
Spatial portrait	Pen picture of the South East Lincolnshire area	No LSE	All	2.3.2 refers to The Wash and international wildlife value	N/A	N/A	No further action required
Vision	A vision for the area to be achieved over the plan period	No LSE	All	Includes seeking to have a protected and enhanced natural environment.	N/A	N/A	No further action required
Strategic priorities	12 strategic priorities for the plan to be achieved over the plan period.	No LSE	All	Relevant European site conservation and enhancement references included under sustainable development and the environment.	N/A	N/A	No further action required
~~Policy 1:~~ Presumption in favour of sustainable development	Refers to adherence to the NPPF and the resumption in favour of sustainable development	No LSE	All	Policy text includes exceptions and this would include where adverse effects on European sites cannot be prevented. Presumption in favour does not include where there is LSE – NPPF allows for this.	N/A	N/A	Now removed. No further action.
Policy 1: Spatial Strategy	Directs development to the sub-regional centres of	No LSE	All	Does not promote a quantum of	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
	Boston and Spalding, along with nine main service centres			development, only a hierarchical approach. Other policies have identified risks below in relation to the quantum of growth.			
Policy 2: Development management	Qualitative requirements for development proposals	No LSE	All	Includes text relating to sustainable drainage (as previously requested by NE) and natural environment impacts. Supporting text has comprehensive detail in relation to sustainable drainage.	N/A	N/A	Reference to previously allocated areas for minerals safeguarding. Does not allocate. No further action
Policy 3: Design of new development	A qualitative policy to encourage high quality and sustainable design	No LSE	All	Qualitative only, does not promote development that may pose a risk to European sites. Includes positive wording in relation to biodiversity enhancement.	N/A	N/A	No further action required
Policy 4: Approach to flood risk	Directs development to low flood risk areas	No LSE	All	Project level HRAs will need to consider the potential risk to European sites from flooding and/or the installation, modification or	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
				maintenance of flood defences.			
Policy 5: Meeting physical infrastructure and service needs	Requires adequate infrastructure	No LSE	All	Supporting text refers to green infrastructure. This can form part of mitigation measures for recreation pressure on European sites, so this policy could be used for supporting this.	N/A	N/A	No further action required
Policy 6: Developer contributions	Explains the use of CIL and S106 to provide funds for infrastructure and lists what may be included in the definition.	No LSE	All	Reference is made to open space and natural habitats in the list, thus allowing for mitigation to be funded via CIL and/or S106 if necessary at the project level. Note that viability considerations would not allow for reduced mitigation provision, but rather the LPA would need to find alternative means of securing mitigation.	N/A	N/A	No further action required
Policy 7: Improving SE Lincolnshire's employment land portfolio	Lists employment areas supported by the plan	No LSE	All	The list has been checked and does not raise any screening concerns in relation to European sites.	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
				However, project level HRA will be required to check for impact pathways and ensure no adverse effects.			
Policy 8: Prestige employment sites	Identifies which sites from the list in policy 7 are prestige sites requiring masterplans	No LSE	All	These sites form part of the previously assessed list in policy 7. Requirement for a masterplan will strengthen protection as each masterplan will need to have a HRA	N/A	N/A	New policy checked, no further action required
Policy 9: Promoting a stronger visitor economy	Identifies the importance of tourism for the economy, and priorities tourism development in the towns	LSE	The Wash and Gibraltar Point re recreation pressure	Some tourism development could lead to significant effects, particularly if adding recreation pressure. The policy has a list of requirements but does not refer to the natural environment/designated sites.	Text should be added to the list of requirements to include "there is adequate evidence to demonstrate that the natural environment will not be adversely affected" This provides a steer to project level HRA.	In paragraph 4.2.3 of supporting text "ensures no adverse impacts upon landscape, heritage or biodiversity" is present. No LSE can now be concluded. This is a clarification only, to inform and steer project level HRA. It is not mitigation	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
						requiring assessment.	
Policy 10: Meeting objectively assessed housing needs	Housing numbers split by LPA for delivering 'at least 18,300 dwellings' over the plan period	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text relating to recreation.	No further action required AA undertaken. Slight increase in housing over plan period does not alter AA conclusions.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Policy 11: Distribution of new housing	Settlement allocations for delivering the new housing	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text relating to recreation.	No further action required AA undertaken. Slight changes to housing distribution, and additional sites Fis017a, Bic004, Mou035 do not alter AA conclusions.
Policy 12: Reserve sites	A series of reserve sites for housing delivery, to come forward in the event that	LSE	The Wash and	The quantum of housing is such that there is a potential risk to coastal	This is a new policy at Proposed Main Modifications stage,	N/A	New policy checked, no further action

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
	allocated sites do not deliver housing at the expected rate.		Gibraltar Point re recreation pressure	sites with increased recreation. This remains the same if reserve sites are used instead of allocations.	but previous AA work covers the quantum of housing in general, and the concentration of housing at Boston and Spalding. AA conclusions not altered by this policy.		required as previous AA recommendations remain valid.
Policies 13 & 14: Boston SUEs	Requirements for the Boston SUEs, and phasing of development/infrastructure, and need for a masterplan	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now	Two new policies, confirming allocations as a SUE. no further action required as previous AA recommendations remain valid. Need for a masterplan will bring further certainty due to masterplan level HRA.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
						prevented with mitigation measures in text relating to recreation.	
Policy 15: Spalding SUE	Requirements for the Spalding SUE, and phasing of development/infrastructure	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text	No further action required as previous AA recommendations remain valid. Need for a masterplan will bring further certainty due to masterplan level HRA.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
						relating to recreation.	
Policy 16: Holbeach West SUE	Requirements for the Holbeach West SUE, and phasing of development/infrastructure	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text relating to recreation.	No further action required as previous AA recommendations remain valid. Need for a masterplan will bring further certainty due to masterplan level HRA.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Policy 17: Providing a mix of housing	Percentage mix of housing types, including affordable housing	No LSE	The Wash and Gibraltar Point re recreation pressure	The LPAs will need to consider the funding sources for any avoidance/mitigation requirements identified through project level HRAs. Some housing types may be exempt from CIL and alternative means of providing mitigation will therefore be required.	N/A	N/A	No further action required
Policy 18: Affordable housing	Requirements for providing adequate affordable housing to meet the needs of the area.	No LSE	The Wash and Gibraltar Point re recreation pressure	As above, the LPAs will need to consider the funding sources for any avoidance/mitigation requirements identified through project level HRAs. Some housing types may be exempt from CIL and alternative means of providing mitigation will therefore be required.	N/A	N/A	No further action required
Policy 19: Rural exceptions sites	Setting out criteria that need to be met in order for a rural exception site to be permitted	LSE	All	The criteria do not include any reference to the natural environment.	An additional criterion could be added, which could cover the natural environment "*the scheme can demonstrate that it*	Whilst the recommendations have not been added within this specific policy, it is noted that the	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
					will not have adverse effects on the natural environment" Other potential impacts, such as the historic environment, could be included in the clause for completeness	policy is qualitative in nature and does not add to the quantum, type or location of development promoted within the plan. Strengthening of the natural environment Policy 28 has been undertaken and this policy will be implemented in conjunction with that.	
Policy 20: Accommodation for gypsies, travellers and travelling showpeople	Setting out criteria that need to be met in order for accommodation sites for gypsies, travellers and travelling showpeople to be permitted	No LSE	All	The criteria for this policy include a clause relating to nature conservation.	N/A Note that such development will need to contribute to required mitigation measures in the same way that any residential development would need to do.	N/A	No further action required. Addional sites will be the subject of project level HRA and will need to be considered as additional dwellings for the purposes of mitigation, as set

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
							out in the AA section.
Policy 21: Houses in multiple occupation and the sub-division of dwellings	Setting out criteria that need to be met in order for houses to be permitted for sub-division/multiple occupation	No LSE	All	The criteria for this policy include a clause relating to the natural environment.	N/A	N/A	No further action required
Policy 22: Replacement dwellings in the countryside	Setting out criteria that need to be met in order for permission to be given for a replacement dwelling	No LSE	All	No net increase in dwellings as replacing an existing dwelling. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required
Policy 23: The reuse of buildings in the countryside for residential use	Setting out criteria that need to be met in order for permission to be given for the reuse of a building for residential	LSE	All	The criteria do not include any reference to the natural environment.	An additional criterion could be added, which could cover the natural environment "*the scheme can demonstrate that it will not have adverse effects on the natural environment*" Other potential impacts, such as the historic environment, could be included in the clause for completeness.	Whilst the recommendations have not been added within this specific policy, it is noted that the policy is qualitative in nature and does not add to the quantum, type or location of development promoted within the plan.	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
					It is important to note that Permitted Development Rights do not remove the need for a competent authority to undertake a project level HRA.	Strengthening of the natural environment Policy 28 has been undertaken and this policy will be implemented in conjunction with that.	
Policy 24: The retail hierarchy	The hierarchy of town types that are acceptable for retail development	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required
Policy 25: Supporting the vitality and viability of Boston and Spalding town centres	Promotes opportunities to support and extend the town centre destination offer (markets, events, retail etc)	No LSE	All	None, the policy is focussed on the economic and community prosperity of the towns	N/A	N/A	New policy at Proposed Main Modifications. No further action required
Policy 26: Primary shopping frontages	Promotes the retention of shopping frontages	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
				on the proposal and location, particularly where converted to residential.			
Policy 27: Additional retail provision	Identifies the volume of additional retail floor space required over the plan period in the main towns	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required
Policy 28: The natural environment	Protection of the natural environment, setting out a hierarchy for designated sites.	LSE	All	Whilst this is a strong protective policy, it is advised that this policy and its supporting text provides an opportunity to incorporate some of the mitigation requirements that are considered in the appropriate assessment.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Policy 23 provides an opportunity to incorporate mitigation, as well as at housing specific policies.	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the Plan level. Recommendations now fully	No further action required. Proposed Main Modifications are for clarity for developers, and do not affect the policy in terms of European site mitigation, established within the AA and now strengthened with the modifications.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
						incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text relating to recreation.	
Policy 29: The historic environment	A protective policy for the historic environment.	No LSE	All	Protective only, does not promote development that may pose a risk to European sites.	N/A	N/A	No further action required
Policy 30: Pollution	Minimising the impacts of pollution	LSE	All	The policy wording implies that impacts on that natural environment can occur, as long as deemed 'acceptable.' This is confusing wording and difficult to interpret.	Reword to "*Proposals will **not** be permitted where, individually or cumulatively, there are **adverse** impacts on…"* Consideration has been given to the potential air pollution risk to Grimesthorpe SAC as air quality issues are currently a concern for this site. Given the distance from the plan area it is concluded that the	Policy now refers to adverse impacts on the natural environment. No LSE can now be concluded. The recommendations were made for clarity to ensure better conformity with legislation terminology. This is not mitigation	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
					likelihood of a project coming forward where likely significant effects could not be ruled out is low and therefore does not warrant specific plan level mitigation. The policy wording provides protection if such a proposal did come forward. Project level HRA and close working with the EA (twin tracking where possible) would be necessary.	requiring assessment.	
Policy 31: Climate change and renewable and low energy	Requiring climate change mitigation measures in new development. Supporting renewable energy initiatives.	No LSE	All	The criteria for this policy include a clause relating to the natural environment.	N/A	N/A	No further action required
Policy 32: Community, health and well-being	Promotes development that encourages community cohesion and wellbeing, and discourages crime and disorder	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Policy 33: Delivering a more sustainable transport network	List of transport projects supported by the plan.	No LSE	All	The list has been checked and does not raise any screening concerns in relation to European sites. However, project level HRA will be required to check for impact pathways and ensure no adverse effects.	N/A	N/A	Additional project added does not alter conclusions. No further action required
Policy 34: Delivering the Boston Distributor Road	Separate policy for the Boston Distributor Road	No LSE	All	Checked as part of policy 33 and does not raise any screening concerns in relation to European sites, but project level HRA will be required to check for impact pathways and ensure no adverse effects.	N/A	N/A	New policy, but project previously checked as part of policy 33. No further action required
Policy 35:	Supports the implementation of the Spalding Transport Strategy.	No LSE	All	None – the promotion of the Strategy within the Local Plan does not lead to LSE as the Strategy does not include anything that poses a risk to European sites.	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Policy 36: Vehicle and cycle parking	Provision of parking in new development.	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required
Monitoring and Review explanatory text	Explains the proposals for plan monitoring, which are detailed with each policy.	No LSE	All	Specific monitoring proposals are set out with each policy. These have been checked and commented on where required – see HRA screening above in relation to Policy 23 natural environment. This text only explains the monitoring proposals including monitoring environmental effects.	N/A	N/A	No further action required
Glossary	Key words from the local plan are explained.	No LSE	All	Plan terminology explained only. No risks to European sites	N/A	N/A	No further action required
Appendix 1: SE Lincolnshire Joint Strategic Planning Committee	Explaining the role of the South East Lincolnshire Strategic Planning Committee	No LSE	All	Committee role explained only. No risks to European sites	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Appendix 2: Saved Local Plan policy replacement list	Listing all the previous policies from the South Holland and Boston plans that are to be replaced by the new local plan	No LSE	All	Loss of previous policies has been checked. Policies protecting the natural environment and European sites are replaced by Policy 23 in the new plan, and mitigation measures proposed within this HRA, therefore no risk to European sites from the loss of previous policies.	N/A	N/A	Rechecked. No further action required
Appendix 3: References	A list of additional information and evidence	No LSE	All	For further reference only. No risks to European sites	N/A	N/A	No further action required
Appendix 4: Housing allocations	A list of all housing site allocations and numbers of houses proposed at each.	LSE	The Wash and Gibraltar Point re recreation pressure	The quantum of housing is such that there is a potential risk to coastal sites with increased recreation. Housing sites include a number of large allocations of 1,000 plus. Potential risk of use of coastal sites to meet daily GI needs.	AA to assess the new visitor survey information for coastal sites, and to consider potential effects arising from increased recreation. Consideration then given to necessary mitigation in Chapter 7 of the plan (Environment)	Following completion of the AA, Footprint Ecology and the authority discussed suitable amendments to Policy 28 – The Natural Environment, and its supporting text, in order to prevent adverse effects on site integrity at the	No further action required. AA recommendations incorporated into Policy 28.

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
						Plan level. Recommendations now fully incorporated into Policy 28 and supporting text. AEOI now prevented with mitigation measures in text relating to recreation.	
Appendix 5: Allocations – infrastructure requirements, constraints and mitigation	Lists the infrastructure requirements and constraints for each allocation	No LSE	All	This is an advisory policy to support the allocations. Any infrastructure would be assessed as part of project level HRA for the allocations when coming forward.	N/A	N/A	No further action required. Project level HRA should cover all aspects of the project, including infrastructure.
Appendix 6: Parking standards	Qualitative policy setting out minimum standards for parking	No LSE	All	At a plan level, the policy does not promote development that poses a risk to European sites. Project level HRA may be required depending on the proposal and location.	N/A	N/A	No further action required
Appendix 7:	Monitoring requirements in line with SA	No LSE	All	Monitoring will be used to inform future HRA	N/A	N/A	No further action required

Policy	Description	Initial LSE screen	Relevant European Sites	Potential risks/issues	Recommendations for plan modifications/proceed to AA	Check of actions undertaken at Publication and measures explanation	Proposed Main Modifications check
Local plan implementation				work, particularly for Policy 28.			
Appendices 8 & 9: Developer contributions for education facilities and health care	Education and health care specific contributions explanation	No LSE	All	No issues in relation to European sites	N/A	N/A	No further action required
Appendix 10: Indicative plans and diagrams	Maps and plans relating to relevant policies	No LSE	All	No specific issues in relation to European sites as maps are to illustrate policies already assessed.	N/A	N/A	No further action required

4. Appropriate Assessment of Recreation Pressure

4.1 Once a likely significant effect has been identified, the purpose of the appropriate assessment is to examine all evidence and information in detail to establish the nature and extent of the predicted impacts, in order to answer the question as to whether such impacts will lead to adverse effects on site integrity.

4.2 An appropriate assessment should be based on evidence, and that can take different forms (direct evidence, comparable evidence, modelling, expert opinion, Natural England's advice etc). In reality, appropriate assessments are often undertaken with some evidence, but not enough to give absolute or definitive answers. The assessment is therefore often drawing on the knowledge and experience of the assessor to make scientifically justified decisions about risk.

4.3 The 'precautionary principle' is an accepted principle that is embedded within the wording of the legislation, and latterly within case decisions, both European and domestic. Essentially, in accordance with Regulation 61 (5), a competent authority must only give effect to a plan, or authorise or undertake a project "*only having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)*." It is for the competent authority to gather the information and evidence necessary to give them certainty that adverse effects will not occur. Fundamentally that therefore means that in the absence of certainty, the plan or project should not proceed (unless the further exceptional tests of Regulation 62 apply). Hence the precaution is in the competent authority's duty to only allow plans or projects to proceed whether there is certainty and to apply a precautionary approach where there is not.

4.4 The difficulty in applying the precautionary principle is the need to distinguish between caution in the absence of information, and making the assumption that everything may have an impact unless it is proven otherwise. To assume that everything could potentially affect a European site would exclude many plans and projects for which an impact is highly unlikely, but not yet proven. Essentially, a competent authority must apply the precautionary principle where there is a potential link between a conceivable impact from the plan or project and the European site interest feature as receptor. There should be a credible scientific argument to identify the possibility of an impact, via a particular pathway between impact and receptor.

4.5 The screening for likely significant effects in the previous HRA undertaken by the Council concluded that the potential impact of recreation pressure arising from the proposed quantum of new housing in South East Lincolnshire could not be screened out. The HRA recommended that further evidence was gathered in the form of visitor surveys to coastal sites in order to inform the next iteration of the HRA.

4.6 This HRA report has re-screened the updated plan and it concludes that the additional information needs to be assessed in order to better understand the nature and extent

of the potential effects on the coastal sites as a result of increased housing in the South East Lincolnshire local plan area.

Scope of the appropriate assessment

4.7 This section of the HRA assesses the new evidence in detail, in order to ascertain whether adverse effects on the coastal European sites can be ruled out, or whether measures are required to mitigate for the potential risks posed by increased housing. The sites screened in at the likely significant effect stage, i.e. those for which appropriate assessment is required, are:

- The Wash SPA and the bird interest features of the Ramsar site
- Gibraltar Point SPA and the bird interest features of the Ramsar site

These SPAs form part of the Wash and North Norfolk Coast European Marine Site.

4.8 There is now a strong body of evidence showing how increasing levels of development, even when well outside the boundary of protected wildlife sites, can have negative impacts on the sites and their wildlife interest. The issues are particularly acute in southern England, where work on heathlands (Mallord 2005; Underhill-Day 2005; Liley & Clarke 2006; Clarke, Sharp & Liley 2008; Sharp *et al.* 2008; Clarke & Liley 2013; Clarke *et al.* 2013) and coastal sites (Saunders *et al.* 2000; Randall 2004; Liley & Sutherland 2007; Clarke, Sharp & Liley 2008; Liley 2008; Stillman *et al.* 2009) demonstrates links between housing, development and nature conservation impacts.

4.9 The nature conservation impacts of development are varied (e.g. Underhill-Day 2005). One particularly difficult and challenging impact relates to the use of sites to meet recreational needs, and the resultant disturbance to waterfowl on coastal sites. Disturbance has been identified by Natural England as a generic issue across many European Marine Sites (see Coyle & Wiggins 2010), and can be an issue for a range of species.

4.10 The screening stage of HRA can be particularly difficult when trying to ascertain the complex question of whether there will be a level of disturbance that could be significant. The impact of recreation is therefore often better considered at the more detailed appropriate assessment stage. With ever increasing understanding of recreation impacts on European sites, there are now a number of mitigation approaches around the country, which seek to prevent adverse effects on European sites arising from new residential development. Evidence to inform appropriate assessments can include studies from similar situations elsewhere, but caution must be taken in directly applying any trends, assumptions or mitigation solutions because each situation is different in terms of the level and distribution of existing housing, the level and distribution of the proposed new housing, the characteristics of the European site and the current threats and sensitivities that each European site has. There is a risk that potential impacts may not be fully mitigated for, or may be unnecessarily mitigated for, if direct evidence from the local area is not considered and approaches elsewhere are simply applied without further thought.

4.11 This appropriate assessment section of the HRA of the Publications Draft focuses on the recreational disturbance of birds at the coastal SPA and Ramsar sites.

Disturbance of SPA/Ramsar site birds

4.12 Disturbance to wintering and passage waterfowl can result in:

- A reduction in the time spent feeding due to repeated flushing/increased vigilance (Fitzpatrick & Bouchez 1998; Stillman & Goss-Custard 2002; Bright *et al.* 2003; Thomas, Kvitek & Bretz 2003; Yasué 2005)
- Increased energetic costs (Stock & Hofeditz 1997; Nolet *et al.* 2002)
- Avoidance of areas of otherwise suitable habitat, potentially using poorer quality feeding/roosting sites instead (Cryer *et al.* 1987; Gill 1996; Burton *et al.* 2002; Burton, Rehfisch & Clark 2002)
- Increased stress (Regel & Putz 1997; Weimerskirch *et al.* 2002; Walker, Dee Boersma & Wingfield 2006; Thiel *et al.* 2011)

4.13 It is difficult to determine the extent to which recreation could result in an ecological effect on birds on a site. Damage or loss of habitat, or species mortality can be more easily measured, and such losses can more readily be identified as significant for the site. Quantifying the effect of disturbance is far more difficult because it requires an understanding of when continued disturbance begins to affect the viability of a population, i.e. the point at which the stress affects health and breeding success to the extent that it is significant for the long-term stability of the population. There may be a degree of tolerance of disturbance before it becomes significant, or before continued temporary impacts have long term permanent effects.

4.14 For most large developments or strategic plans involving a large volume of development over a wide area, it will be difficult to conclude no likely significant effect where it is clear that an estuarine site is a focus for recreation, and even more so when there is little other open space in the local area that provides the same experience. If the development is a considerable distance from the European site it is easier to rule in or out if there is visitor data available to indicate the draw that the site has, i.e. the zone within which people will regularly travel to undertake recreation as a particular site. Coastal sites can however have a visitor draw over some considerable distance, and there are added complications of trying to also assess the impacts of holiday makers rather than regular day visitors from more localised residents.

4.15 The impacts of disturbance can relate to site conditions that vary temporally such as weather or prey abundance (Goss-Custard *et al.* 2006). Birds may also only be vulnerable at particular times, such as staging during migration (Bechet, Giroux & Gauthier 2004; Yasué 2005). As such, disturbance impacts may therefore occur only at certain times or when particular circumstances coincide. Impacts of disturbance may therefore be difficult to detect.

4.16 It is also difficult to record both the level and intensity of disturbance impacts (besides birds simply taking flight) and there is contention about the best approaches (Gill, Norris & Sutherland 2001; Gill 2007). Recording whether birds take flight or not, or how often

they are flushed are simple measures of disturbance, but may not necessarily indicate vulnerability to disturbance (Beale & Monaghan 2004; Yasue 2006; Møller, Nielsen & Garamzegi 2008; Møller 2008; Møller & Erritzøe 2010).

4.17 A further challenge is making the links between housing and changes in access levels. Detailed visitor survey work and modelling is required in order to make predictions of changes in access levels as a result of new development. These alone are complex.

4.18 Given that development is a permanent change, a HRA must consider the effects on the site for the lifetime of the development. New housing brings a permanent potential impact, and one which may even become more intense over time if recreational activities change over time, for example with the introduction of new water sports. Where an appropriate assessment concludes that adverse effects cannot be ruled out, it must seek measures to prevent such effects from occurring. Mitigation must cover all potential impacts, and for the lifetime of those impacts. Mitigation must therefore be secured into the long term for permanent impacts, in order to a competent authority to have certainty that adverse effects have been ruled out.

4.19 Uncertainty can be further exacerbated when use of an estuarine site by waterfowl can fluctuate extensively, for a number of reasons aside from any disturbance, such as food availability, weather conditions and other impacts at breeding or wintering grounds elsewhere, or on migration.

4.20 A consistent approach to applying the precautionary principle and responding to uncertainties for estuarine Habitats Regulations Assessment is necessary in light of the complexities of understanding the impacts of disturbance. Otherwise, there is a risk that competent authorities will come to widely differing conclusions, thus placing potential risks on some sites whilst adding unnecessary mitigation requirements at others.

4.21 This appropriate assessment therefore uses the newly available survey information, identifies information shortfalls and makes justified decisions for the plan in terms of action to be taken. At the same time, it is also important to have a programme in place to monitor mitigation, and to bridge any information gaps in the future. This is so that competent authorities can have confidence that any mitigation approach is always based on the best available information at the current time, and there is a plan in place to inform any future plan reviews.

Summary of visitor survey findings

4.22 The Wash Visitor Survey (Panter & Liley 2016) undertaken by Footprint Ecology includes surveys undertaken during September and November 2015 and then in May 2016. The survey points were 12 locations around the Wash and Gibraltar Point. The survey was augmented by additional survey data from two RSPB reserves, and additional survey work conducted by Footprint Ecology for a commission at other locations around the Wash on the Norfolk coast.

4.23 The survey amounted to a total of 608 hours of survey work, counting 2,791 people. The data collected was analysed by Footprint Ecology. The data highlighted that the majority of people visiting the coastal sites were local residents with only a small percentage being holiday or day visitors to the area, with 72% originating from Lincolnshire. Nearly all of these were from the two authority areas that make up the south Lincolnshire plan area, with 42% from Boston Borough and 39% from South Holland District.

4.24 Most visits were for dog walking, with bird watching also being a popular reason for visiting. Route lengths varied markedly, depending on location, being between 1.7km and 5.3km. This is notably longer than typical route lengths recorded at other European site locations.

4.25 Using the home postcodes of interviewees and the level of growth proposed over the plan period, which amounts to 35% increase in the volume of housing), the visitor survey report is able to predict a 10% increase on current visit levels at the survey points used. Most people suggested that proximity to home was the main reason for choosing to visit, and half of those interviewed lived within 7.5km of the survey point.

4.26 The survey data from the RSPB reserves was collected remotely using sensors at car parks located at two RSPB reserves; Frampton Marsh and Freiston Shore.

4.27 The survey work found that there are a small number of 'honey pot' sites around the Wash receiving higher density of visits, notably at Gibraltar point and Frampton Marsh. The Norfolk survey work identified Snettisham Beach on the Norfolk part of the Wash as a popular destination. The higher volume of visitors at Gibraltar Point and Frampton Marsh is of concern, but both locations are managed as visitor destinations with visitor infrastructure in place. This presents good opportunities for visitor awareness raising at these locations.

4.28 Notably, the Norfolk survey work identified that very few visitors to the Norfolk part of the Wash came from Lincolnshire. Additionally, the fact that there was a low density of visitors on functionally linked land is also of relevance to this HRA.

Implications for the South East Lincolnshire Local Plan

4.29 The Wash survey work was conducted using standard methodologies that have been tried and tested over a number of years. Footprint Ecology has conducted similar survey work at a number of other European sites, allowing comparison between the visitor use patterns at a range of European sites, for HRA purposes. The survey work identified that visits are relatively low in comparison to other European sites, such as other estuary sites including the Solent, Humber and Exe, but the visitor density for the Wash is comparable to that found at the North Kent estuary sites.

4.30 Footprint Ecology has been working with Natural England to identify the characteristics that may make estuary sites more or less vulnerable to visitor pressure. This work is on-going and not yet finalised or published, but currently does offer some insight that is applicable to the Wash. Taking into account the relatively low level of current housing

(i.e. a low baseline compared with other more urbanised sites), the availability of access to the shoreline and the large extent of mudflat for low tide feeding, a conclusion could be drawn that the Wash is less vulnerable to increased recreation pressure than other European sites.

4.31 However, the percentage by which housing will increase over the South East Lincolnshire Local Plan period is considerable at 35%. A predicted 10% increase in visits is derived in the visitor survey report by taking into account where visitors come from and where the new housing is proposed. Conclusions therefore need to be drawn in the context of a relatively low baseline and site characterises that allow for some level of pressure, against a considerable increase from that low baseline over a relatively short period.

4.32 The conservation objectives for European sites require the maintenance or restoration of site interest, and the continued function of supporting processes that sustain the interest features. HRAs should be undertaken with this requirement in mind. It is not for the competent authority to act when evidence indicates a decline, but rather it is for the competent authority to act when there is a future risk of decline, which would therefore prevent the site being maintained in terms of its current ecological functioning.

4.33 An approach that seeks to maintain, and puts measures in place in light of risk, should be effective but proportionate. Work on other estuary sites where there is considerable pressure and sites are more vulnerable has identified a clear need for a comprehensive and strategic approach, such as at the Exe Estuary, the Solent and for heathland sites under immense pressure from large scale growth, such as the Thames Basin Heaths. In the case of this plan and the Wash SPA we cannot rule out adverse effects on integrity, due to the scale of change in housing, but the implications for the increased recreation pressure are likely to relate to very specific locations where specific measures should be straight forward to establish at project level HRA.

Evidence limitations

4.34 It is important to note that whilst the visitor survey work has made a very positive difference to the level of understanding of recreation pressure at the coastal sites, the data is only one half of the story. The data is ‘social data’ providing information on visitor behaviour, origins and volumes. It does not provide any ecological data in terms of how birds may be disturbed, or what the consequences of disturbance may be. It also does not provide any information on how the birds are using the sites, and a particular gap is where the roost sites are located. Given the extensive availability of intertidal feeding, it will be the high tide roost sites that are likely to be more vulnerable to recreation pressure.

4.35 It is suggested that whilst mitigation measures should be put in place, as discussed below, this approach also needs to be combined with a programme of additional information gathering and monitoring, and it is recommended that work to map key roost sites would be an obvious next step.

Options for mitigating for the effects of increased recreation pressure

4.36 To mitigate for the risk posed by significant visitor increases over the plan period It is recommended that the plan seeks to put mitigation measures in place to maintain the ecological integrity of the site and prevent adverse effects. In light of the nature of the local circumstances and site characteristics, options for mitigation should be targeted to local management of access around the coast, and with some alternative greenspace provision directly linked to the locations of concentrated new development and established at the project HRA level.

4.37 Looking at the available evidence, visitor survey data shows that 75% of visitors (all interviewees, all survey points) lived within a radius of 28.7km from the location where interviewed. Using this 75th percentile gives a good indication of how far people typically travel and the kind of radius within which development may have impacts in terms of increased recreation. Looking at individual survey points there was marked variation, for example at eight survey points (i.e. over half) the 75th percentile was under 10km, reflecting much more local access and draw.

Mitigating for housing within 10km of The Wash and Gibraltar Point

4.38 It is anticipated that low levels of housing will come forward within 10km of the sites as part of the South East Lincolnshire Local Plan. Most development allocations are concentrated outside this zone. However, if a concentration of new housing was to come forward, its location may be such that additional recreation could pose a risk to sensitive features. As a precaution, it is therefore recommended that any major residential development proposal is the subject of additional project level assessment.

4.39 At project level HRA it should be possible to check within a 10km radius for locations where there are sensitive features (bird roost sites, key feeding areas) and ensure there are no risks from increased access and disturbance. Such a check will need to include all access points and footpaths leading from the access points. Where there are risks there may be opportunities to improve signage, utilise visitor hotspots for information provision and give any staff on the ground additional information to convey to visitors. If resourced, these measures could easily be implemented by the local authorities in partnership with nature conservation bodies. Other measures, as appropriate, could include footpath redirection, measures to encourage or discourage use of car parking areas and routes, enforcing dogs on leads in particular zones and the addition of natural features to reduce disturbance such as banking or hedging (which serve to discourage access and reduce visual intrusion).

4.40 This approach is recommended due to the low numbers of housing coming forward within 10km and provides a precautionary approach in case there is a concentration of development near sensitive features. Where an overall quantum of development poses a risk, thresholds for development size should not be applied, as each additional house contributes to the potential for adverse effects. In this particular case, the threshold for project level HRA and avoidance and mitigation measures within 10km for major development only, is acceptable because the identified risk is for a concentration of

development that could lead to increased access and disturbance at particular sensitive locations.

4.41 Consideration should also be given to how the on-site measures and further evidence gathering, in light of current evidence limitations, can be funded and implemented. Where avoidance and mitigation measures are required, they could be undertaken by the South East Lincolnshire Joint Strategic Planning Committee, could be done in partnership with others, or could be funded by the large developments noted above. It is recommended that the Planning Committee gives some thought to how a programme of mitigation measures could be developed and implemented, in preparation for any major development that may come forward within the 10km.

Mitigating for concentrated housing growth at Boston, Spalding and Holbeach

4.42 It is recognised that the plan does include large concentrations of residential development outside the 10km zone, with most development focused at Boston, Spalding and Holbeach. The visitor survey work showed varied travel distances at each survey point, but that overall, 75% of visitors (all interviewees, all survey points) lived within a radius of 28.7km from the location where interviewed. As explained in the analysis above, the percentage by which housing will increase over the South East Lincolnshire Local Plan period is considerable at 35% and this gives a predicted 10% increase in visits. It is therefore recommended that the large volume of housing proposed at Boston, Spalding and Holbeach is adequately mitigated for.

4.43 It is advised that adequate greenspace provision should accompany the housing coming forward in these locations. The visitor survey work identified that the primary reason for residents visiting the coast was proximity. It also identified that the majority of visitors were there to walk their dogs. It is therefore likely that provision of adequate greenspace for local dog walking purposes allocations will be an important part of mitigating for the new housing coming forward in at Boston, Spalding and Holbeach, reducing the draw to the coastal sites for daily recreation and dog walking. Greenspace provision for mitigating for European site impacts is usually referred to as Suitable Alternative Natural Greenspace (SANG), and there is now considerable information available in relation to key characteristics required and the monitoring of effectiveness at other sites (Liley, Underhill-Day & Sharp 2009; Liley, Panter & Rawlings 2015).

4.44 Appendix 4 of the Local Plan lists the housing allocations sites and the numbers of houses that can be accommodated, for the main sub-regional centres of Boston and Spalding, and then the lower numbers allocated to the main service centres and finally the minor service centres. The plan at Proposed Main Modifications now allows for 'at least 19,425 dwellings,' being a slight increase on the previous 18,675 at Publication stage. The majority are allocated for Boston (6111 houses), Spalding (5510 houses) and also at the main service centre of Holbeach (2202 houses). For Boston, Spalding and Holbeach, much of the allocation is provided for within large 'sustainable urban extensions' (SUEs) to the settlements.

4.45 For Boston, the key SUE sites are Sou006 – Land south of Chain Bridge Road (1515 houses) and Wes002 – Land south of North forty foot Bank (1,138 houses). For Spalding,

the key sites are a SUE comprising of Pin024 – Land north of Vernatt's Drain (350 houses houses) and Land west of Spalding Road (676 houses).

4.46 Holbeach is the most significant main service centre for the allocations, with Hob048 – Land east of the A151 (750 houses), also being a proposed SUE.

4.47 All residential development contributing to the housing allocations for Boston, Spalding and Holbeach should be the subject of project level HRA. These allocations will need to deliver any mitigation identified by the project level HRA, but in addition to any specific mitigation requirements identified, the mitigation package should deliver or appropriately contribute to SANGs provision. These alternative recreation sites should be designed to attract people away from the coast for their daily recreation needs.

4.48 It is suggested that rather than implement a formal strategic approach at this stage for South East Lincolnshire, it is advised that the plan should ensure that any housing coming forward as part of these large allocations in Boston, Spalding and Holbeach make provision for SANGs. This will need to be developed as part of a comprehensive project level HRA for the developments in these locations, but the plan should include clear policy direction to ensure that this forms part of project design. Project level HRA should have regard for the route lengths identified in the visitor survey work, and have regard for available information on SANGs in terms of quality and effectiveness.

4.49 Whilst a formal strategic approach at the plan level is not deemed necessary at this point in time, the South East Lincolnshire Joint Strategic Planning Committee should give consideration to how best advise developers and plan for SANGs in these three locations, in order to maximise benefits and reduce delays. The Planning Committee may wish to consider what land may be available, or which developments may be best placed to provide SANGs, and which may need to contribute rather than delivering their own SANG. There is an option for the largest developments to bring forward SANGs that have capacity to serve more housing than their own development, and therefore become a more strategic SANG that smaller developments can contribute towards, for example. The South East Lincolnshire Joint Strategic Planning Committee may therefore wish to discuss SANG delivery with developers and it may be beneficial to provide some form of additional information, guidance or masterplans.

5. Recommendations and Next Steps

5.1 This HRA at Proposed Main Modifications stage, after Examination in Public, has built upon previous HRA work at earlier stages of plan making and has re-screened the plan and made recommendations for clarification wording to avoid likely significant effects within the screening table.

5.2 An appropriate assessment has considered the effect of recreation pressure on coastal sites, and has made recommendations for how mitigation measures should be incorporated into the plan.

5.3 In preparing the HRA of the Draft Publication version of the South East Lincolnshire Local Plan, Footprint Ecology has discussed the HRA conclusions with planning officers to highlight the need for mitigation measures to be built into the plan at what is now Policy 28: The Natural Environment, and its supporting text. Footprint Ecology has assisted the planning officers in developing potentially suitable policy and supporting text wording that can be incorporated in response to the findings and recommendations of this HRA; for both the text modifications recommended within the screening table and the mitigation measures proposed for policy wording in response to the appropriate assessment of recreation pressure.

5.4 A check was made at Publication stage to ensure that all recommendations had been incorporated. This was provided as an addendum, for consideration by the Examining Inspector. The content of that addendum has now been incorporated into this HRA at Proposed Main Modifications stage, to provide a complete HRA report.

5.5 A further HRA check, in terms of main modifications proposed prior to adoption of the plan, is provided for in the screening table. None of the Proposed Main Modifications require appropriate assessment, and the findings of the appropriate assessment, that form the basis of mitigation measures in Policy 28, remain valid in light of all modifications. It is concluded that the Local Plan at Proposed Main Modifications stage is in conformity with the Habitats Regulations and relevant case law.

5.6 Additionally, it is advised that in light of the recommendations made within this HRA, the South East Lincolnshire Joint Strategic Planning Committee should develop a programme of action that can then be pursued and used to inform updated approaches to mitigation in light of new information and subsequent plan reviews. This should seek to work positively with partners such as Natural England and nature conservation organisations involved in managing and monitoring the coastal sites.

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7. Appendix 1 - The Habitats Regulations Assessment Process

7.1 The designation, protection and restoration of European wildlife sites is embedded in the Conservation of Habitats and Species Regulations 2017, which are commonly referred to as the 'Habitats Regulations.' Recent amendments to the Habitats Regulations were made in 2012, and the Habitats Regulations then consolidated in 2017. The recent amendments do not substantially affect the principles of European site assessment as defined by the 2010 Regulations, the focus of this report undertaken for South East Lincolnshire.

7.2 The Habitats Regulations are in place to transpose European legislation set out within the Habitats Directive (Council Directive 92/43/EEC), which affords protection to plants, animals and habitats that are rare or vulnerable in a European context, and the Birds Directive (Council Directive 2009/147/EC), which originally came into force in 1979, and which protects rare and vulnerable birds and their habitats. These key pieces of European legislation seek to protect, conserve and restore habitats and species that are of utmost conservation importance and concern across Europe. Although the Habitats Regulations transpose the European legislation into domestic legislation, the European legislation still directly applies, and in some instances it is better to look to the parent Directives to clarify particular duties and re-affirm the overarching purpose of the legislation.

7.3 European sites include Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) classified under the Birds Directive. The suite of European sites includes those in the marine environment as well as terrestrial, freshwater and coastal sites. European sites have the benefit of the highest level of legislative protection for biodiversity. Member states have specific duties in terms of avoiding deterioration of habitats and species for which sites are designated or classified, and stringent tests have to be met before plans and projects can be permitted, with a precautionary approach embedded in the legislation, i.e. it is necessary to demonstrate that impacts will not occur, rather than they will. The overarching objective is to maintain sites and their interest features in an ecologically robust and viable state, able to sustain and thrive into the long term, with adequate resilience against natural influences. Where sites are not achieving their potential, the focus should be on restoration.

7.4 The UK is also a contracting party to the Ramsar Convention, which is a global convention to protect wetlands of international importance, especially those wetlands utilised as waterfowl habitat. In order to ensure compliance with the requirements of the Convention, the UK Government expects all competent authorities to treat listed Ramsar sites as if they are part of the suite of designated European sites, as a matter of government policy, as set out in Section 118 of the National Planning Policy Framework. Most Ramsar sites are also a SPA or SAC, but the Ramsar features and boundary lines may vary from those for which the site is designated as a SPA or SAC.

7.5 It should be noted that in addition to Ramsar sites, the National Planning Policy Framework also requires the legislation to be applied to potential SPAs and possible SACs, and areas identified or required for compensatory measures where previous plans or projects have not been able to rule out adverse effects on site integrity, yet their implementation needs meet the exceptional tests of Regulation 64 of the Habitats Regulations, as described below.

7.6 The step by step process of HRA is summarised in the diagram below. Within the Habitats Regulations, local planning authorities, as public bodies, are given specific duties as 'competent authorities' with regard to the protection of sites designated or classified for their species and habitats of European importance. Competent authorities are any public body individual holding public office with a statutory remit and function, and the requirements of the legislation apply where the competent authority is undertaking or implementing a plan or project, or authorising others to do so. Regulation 63 of the Habitats Regulations sets out the HRA process for plans and projects, which includes development proposals for which planning permission is sought. Additionally Regulation 105 specifically sets out the process for assessing emerging land use plans.

7.7 The step by step approach to HRA is the process by which a competent authority considers any potential impacts on European sites that may arise from a plan or project that they are either undertaking themselves, or permitting an applicant to undertake. The step by step process of assessment can be broken down into the following stages, which should be undertaken in sequence:

- Check that the plan or project is not directly connected with or necessary for the management of the European site
- Check whether the plan or project is likely to have a significant effect on any European site, from the plan or project alone
- Check whether the plan or project is likely to have a significant effect on any European site, from the plan or project in-combination with other plans or projects
- Carry out an 'appropriate assessment'
- Ascertain whether an adverse effect on site integrity can be ruled out

7.8 A competent authority may consider that there is a need to undertake further levels of evidence gathering and assessment in order to have certainty, and this is the appropriate assessment stage. At this point the competent authority may identify the need to add to or modify the project in order to adequately protect the European sites, and these mitigation measures may be added through the imposition of particular restrictions and conditions.

7.9 For plans, the stages of HRA are often quite fluid, with the plan normally being prepared by the competent authority itself. This gives the competent authority the opportunity to repeatedly explore options to prevent impacts, refine the plan and rescreen it to demonstrate that all potential risks to European sites have been successfully dealt with.

7.10 When preparing a plan, a competent authority may therefore go through a continued assessment as the plan develops, enabling the assessment to inform the development of the plan. For example, a competent authority may choose to pursue an amended or different option where impacts can be avoided, rather than continue to assess an option that has the potential to significantly affect European site interest features.

7.11 After completing an assessment a competent authority should only approve a project or give effect to a plan where it can be ascertained that there will not be an adverse effect on the integrity of the European site(s) in question. In order to reach this conclusion, the competent authority may have made changes to the plan, or modified the project with restrictions or conditions, in light of their Appropriate Assessment findings.

7.12 Where adverse effects cannot be ruled out, there are further exceptional tests set out in Regulation 64 for plans and projects and in Regulation 107 specifically for land use plans. Exceptionally, a plan or project could be taken forward for imperative reasons of overriding public interest where adverse effects cannot be ruled out and there are no alternative solutions. It should be noted that meeting these tests is a rare occurrence and ordinarily, competent authorities seek to ensure that a plan or project is fully mitigated for, or it does not proceed.

7.13 In such circumstances where a competent authority considers that a plan or project should proceed under Regulations 64 or 107, they must notify the relevant Secretary of State. Normally, planning decisions and competent authority duties are then transferred, becoming the responsibility of the Secretary of State, unless on considering the information, the planning authority is directed by the Secretary of State to make their own decision on the plan or project at the local level. The decision maker, whether the Secretary of State or the planning authority, should give full consideration to any proposed 'overriding reasons' for which a plan or project should proceed despite being unable to rule out adverse effects on European site interest features, and ensure that those reasons are in the public interest and are such that they override the potential harm. The decision maker will also need to secure any necessary compensatory measures, to ensure the continued overall coherence of the European site network if such a plan or project is allowed to proceed.

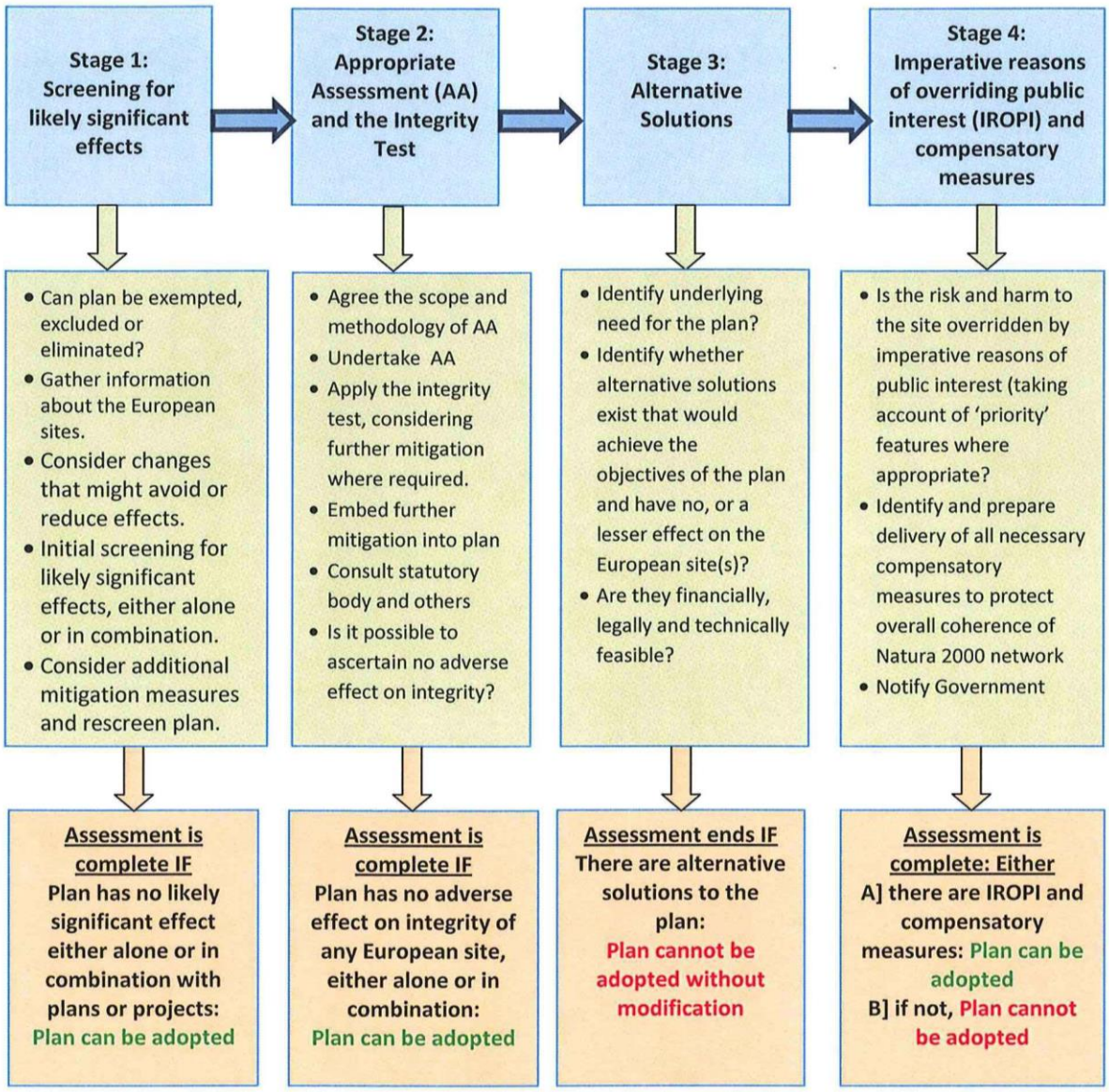

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Figure 1: Outline of the assessment of plans under the Habitat Regulations

8. Appendix 2 – European Site Conservation Objectives

8.1 As required by the Directives, 'Conservation Objectives' have been established by Natural England, which should define the required ecologically robust state for each European site interest feature. All sites should be meeting their conservation objectives. When being fully met, each site will be adequately contributing to the overall favourable conservation status of the species or habitat interest feature across its natural range. Where conservation objectives are not being met at a site level, and the interest feature is therefore not contributing to overall favourable conservation status of the species or habitat, plans should be in place for adequate restoration.

8.2 Natural England has embarked on a project to renew all European site Conservation Objectives, in order to ensure that they are up to date, comprehensive and easier for developers and consultants to use to inform project level Habitats Regulations Assessments in a consistent way. In 2012, Natural England issued now a set of generic European site Conservation Objectives, which should be applied to each interest feature of each European site. These generic objectives are the first stage in the project to renew conservation objectives, and it is anticipated that the second stage, which is to provide more detailed and site specific information for each site to support the generic objectives, will follow shortly.

8.3 The new list of generic Conservation Objectives for each European site include an overarching objective, followed by a list of attributes that are essential for the achievement of the overarching objective. Whilst the generic objectives currently issued are standardised, they are to be applied to each interest feature of each European site, and the application and achievement of those objectives will therefore be site specific and dependant on the nature and characteristics of the site. The second stage, provision of the more supplementary information to underpin these generic objectives, will provide much more site specific information, and this detail will play a fundamental role in informing HRAs, and importantly will give greater clarity to what might constitute an adverse effect on a site interest feature.

8.4 In the interim, Natural England advises that Habitats Regulations Assessments should use the generic objectives and apply them to the site specific situation. This should be supported by comprehensive and up to date background information relating to the site.

8.5 For SPAs the overarching objective is to:

8.6 'Avoid the deterioration of the habitats of qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.'

8.7 This is achieved by, subject to natural change, maintaining and restoring:

- The extent and distribution of the habitats of the qualifying features.
- The structure and function of the habitats of the qualifying features.

- The supporting processes on which the habitats of the qualifying features rely.
- The populations of the qualifying features.
- The distribution of the qualifying features within the site.

8.8 For SACs the overarching objective is to:

'Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.'

8.9 This is achieved by, subject to natural change, maintaining and restoring:

- The extent and distribution of the qualifying natural habitats and habitats of qualifying species.
- The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species.
- The supporting processes on which qualifying natural habitats and habitats of qualifying species rely.
- The populations of qualifying species.
- The distribution of qualifying species within the site.

8.10 Conservation objectives inform any HRA of a plan or project, by identifying what the interest features for the site should be achieving, and what impacts may be significant for the site in terms of undermining the site's ability to meet its conservation objectives.

9. Appendix 3 – Qualifying Interest Features of Coastal Sites

9.1 Qualifying features of the Wash and Gibraltar Point coastal sites are set out below. Information was taken from the JNCC website.[9]

The Wash SPA

9.2 This site qualifies under **Article 4.1** of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

During the breeding season

- Common Tern *Sterna hirundo*, 152 pairs representing at least 1.2% of the breeding population in Great Britain (Count, as at 1993)
- Little Tern *Sterna albifrons*, 33 pairs representing at least 1.4% of the breeding population in Great Britain (5 year mean, 1992-1996)
- Marsh Harrier *Circus aeruginosus*, 15 pairs representing at least 9.4% of the breeding population in Great Britain (Count as at 1995)

Over winter;

- Avocet *Recurvirostra avosetta*, 110 individuals representing at least 8.7% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
- Bar-tailed Godwit *Limosa lapponica*, 11,250 individuals representing at least 21.2% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
- Golden Plover *Pluvialis apricaria*, 11,037 individuals representing at least 4.4% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
- Whooper Swan *Cygnus cygnus,* 68 individuals representing at least 1.2% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)

9.3 This site also qualifies under **Article 4.2** of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

On passage;

- Ringed Plover *Charadrius hiaticula*, 1,185 individuals representing at least 2.4% of the Europe/Northern Africa - wintering population (5 year peak mean 1991/2 - 1995/6)
- Sanderling *Calidris alba*, 1,854 individuals representing at least 1.9% of the Eastern Atlantic/Western & Southern Africa - wintering population (2 year mean Aug 1994 - 1995)

[9] http://jncc.defra.gov.uk/ accessed 20/10/16

Over winter;

- Black-tailed Godwit *Limosa limosa islandica*, 859 individuals representing at least 1.2% of the wintering Iceland - breeding population (5 year peak mean 1991/2 - 1995/6)
- Curlew *Numenius arquata*, 3,835 individuals representing at least 1.1% of the wintering Europe - breeding population (5 year peak mean 1991/2 - 1995/6)
- Dark-bellied Brent Goose *Branta bernicla bernicla*, 22,248 individuals representing at least 7.4% of the wintering Western Siberia/Western Europe population (5 year peak mean 1991/2 - 1995/6)
- Dunlin *Calidris alpina alpina*, 35,620 individuals representing at least 2.5% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)
- Grey Plover *Pluvialis squatarola*, 9,708 individuals representing at least 6.5% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Knot *Calidris canutus*, 186,892 individuals representing at least 53.4% of the wintering Northeastern Canada/Greenland/Iceland/Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Oystercatcher *Haematopus ostralegus*, 25,651 individuals representing at least 2.9% of the wintering Europe & Northern/Western Africa population (5 year peak mean 1991/2 - 1995/6)
- Pink-footed Goose *Anser brachyrhynchus*, 33,265 individuals representing at least 14.8% of the wintering Eastern Greenland/Iceland/UK population (5 year peak mean 1991/2 - 1995/6)
- Pintail *Anas acuta*, 923 individuals representing at least 1.5% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Redshank *Tringa totanus*, 2,953 individuals representing at least 2.0% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Shelduck *Tadorna tadorna*, 15,981 individuals representing at least 5.3% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Turnstone *Arenaria interpres*, 717 individuals representing at least 1.0% of the wintering Western Palearctic - wintering population (5 year peak mean 1991/2 - 1995/6)

9.4 The area qualifies under **Article 4.2** of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl

- Over winter, the area regularly supports 400,273 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Black-tailed Godwit *Limosa limosa islandica*, Avocet *Recurvirostra avosetta*, Golden Plover *Pluvialis apricaria*, Bar-tailed Godwit *Limosa lapponica*, Pink-footed Goose *Anser brachyrhynchus*, Dark-bellied Brent Goose *Branta bernicla bernicla*, Shelduck *Tadorna tadorna*, Pintail *Anas acuta*, Oystercatcher *Haematopus*

ostralegus, Grey Plover *Pluvialis squatarola*, Whooper Swan *Cygnus cygnus,* Dunlin *Calidris alpina alpina*, Sanderling *Calidris alba*, Curlew *Numenius arquata*, Redshank *Tringa totanus*, Turnstone *Arenaria interpres*, Little Grebe *Tachybaptus ruficollis*, Cormorant*Phalacrocorax carbo*, White-fronted Goose *Anser albifrons albifrons,* Wigeon *Anas penelope*, Mallard *Anas platyrhynchos*, Ringed Plover *Charadrius hiaticula*, Lapwing *Vanellus vanellus*, Knot *Calidris canutus*, Whimbrel*Numenius phaeopus*.

Gibraltar Point SPA

9.5 This site qualifies under **Article 4.1** of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

During the breeding season;

- Little Tern *Sterna albifrons*, 23 pairs representing at least 1.0% of the breeding population in Great Britain (5 year mean, 1992-1996)

Over winter;

- Bar-tailed Godwit *Limosa lapponica*, 719 individuals representing at least 1.4% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)

9.6 This site also qualifies under **Article 4.2** of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter;

- Grey Plover *Pluvialis squatarola*, 2,017 individuals representing at least 1.3% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Knot *Calidris canutus*, 10,155 individuals representing at least 2.9% of the wintering Northeastern Canada/Greenland/Iceland/Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)

9.7 The area qualifies under **Article 4.2** of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl

- Over winter, the area regularly supports 22,137 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Oystercatcher *Haematopus ostralegus*, Knot *Calidris canutus*, Grey Plover *Pluvialis squatarola*, Bar-tailed Godwit*Limosa lapponica*.

North Norfolk Coast and the Wash SAC

9.8 Annex I habitats that are a primary reason for selection of this site

1110 Sandbanks which are slightly covered by sea water all the time

On this site sandy sediments occupy most of the subtidal area, resulting in one of the largest expanses of sublittoral **sandbanks** in the UK. It provides a representative example of this habitat type on the more sheltered east coast of England. The subtidal sandbanks vary in composition and include coarse sand through to mixed sediment at the mouth of the embayment. Sublittoral communities present include large dense beds of brittlestars *Ophiothrix fragilis*. Species include the sand-mason worm *Lanice conchilega* and the tellin *Angulus tenuis*. Benthic communities on sandflats in the deeper, central part of the Wash are particularly diverse. The subtidal sandbanks provide important nursery grounds for young commercial fish species, including plaice *Pleuronectes platessa*, cod *Gadus morhua* and sole *Solea solea*.

1140 Mudflats and sandflats not covered by seawater at low tide

The Wash, on the east coast of England, is the second-largest area of intertidal flats in the UK. The sandflats in the embayment of the Wash include extensive fine sands and drying banks of coarse sand, and this diversity of substrates, coupled with variety in degree of exposure, means that there is a high diversity relative to other east coast sites. Sandy intertidal flats predominate, with some soft mudflats in the areas sheltered by barrier beaches and islands along the north Norfolk coast. The biota includes large numbers of polychaetes, bivalves and crustaceans. Salinity ranges from that of the open coast in most of the area (supporting rich invertebrate communities) to estuarine close to the rivers. Smaller, sheltered and diverse areas of intertidal sediment, with a rich variety of communities, including some eelgrass *Zostera*spp. beds and large shallow pools, are protected by the north Norfolk barrier islands and sand spits.

1160 Large shallow inlets and bays

The Wash is the largest embayment in the UK, and represents **Large shallow inlets and bays** on the east coast of England. It is connected via sediment transfer systems to the north Norfolk coast. Together, the Wash and North Norfolk Coast form one of the most important marine areas in the UK and European North Sea coast, and include extensive areas of varying, but predominantly sandy, sediments subject to a range of conditions. Communities in the intertidal include those characterised by large numbers of polychaetes, bivalve and crustaceans. Sublittoral communities cover a diverse range from the shallow to the deeper parts of the embayments and include dense brittlestar beds and areas of an abundant reef-building worm ('ross worm') *Sabellaria spinulosa*. The embayment supports a variety of mobile species, including a range of fish and **1365 Common seal *Phoca vitulina***.

1170 Reefs

The Wash is the largest embayment in the UK with extensive areas of subtidal mixed sediment. In the tide-swept approaches to the Wash, with a high loading of suspended sand, the relatively common tube-dwelling polychaete worm*Sabellaria spinulosa* forms areas of biogenic **reef**. These structures are varied in nature, and include reefs which stand up to 30 cm proud of the seabed and which extend for hundreds of metres (Foster-Smith & Sotheran 1999). The reefs are thought to extend into The Wash where super-abundant *S. spinulosa* occurs and where reef-like structures such as concretions and crusts have been recorded. The site and its surrounding waters is considered particularly important as it is the only currently known location of well-developed stable *Sabellaria* reef in the UK. The reefs are particularly important components of the sublittoral as they are diverse and productive habitats which support many associated species (including epibenthos and crevice fauna) that would not otherwise be found in predominantly sedimentary areas. As such, the fauna is quite distinct from other biotopes found in the site. Associated motile species include large numbers of polychaetes, mysid shrimps, the pink shrimp *Pandalus montagui*, and crabs. *S. spinulosa* is considered to be an important food source for the commercially important pink shrimp *P. montagui* (see overview in Holt *et al*. 1998).

1310 Salicornia and other annuals colonizing mud and sand

The largest single area of this vegetation in the UK occurs at this site on the east coast of England, which is one of the few areas in the UK where saltmarshes are generally accreting. The proportion of the total saltmarsh vegetation represented by ***Salicornia* and other annuals colonising mud and sand** is high because of the extensive enclosure of marsh in this site. The vegetation is also unusual in that it forms a pioneer community with common cord-grass *Spartina anglica* in which it is an equal component. The inter-relationship with other habitats is significant, forming a transition to important dune, saltmeadow and halophytic scrub communities.

1330 Atlantic salt meadows (Glauco-Puccinellietalia maritimae)

This site on the east coast of England is selected both for the extensive ungrazed saltmarshes of the North Norfolk Coast and for the contrasting, traditionally grazed saltmarshes around the Wash. The Wash saltmarshes represent the largest single area of the habitat type in the UK. The **Atlantic salt meadows** form part of a sequence of vegetation types that are unparalleled among coastal sites in the UK for their diversity and are amongst the most important in Europe. Saltmarsh swards dominated by sea-lavenders *Limonium* spp. are particularly well-represented on this site. In addition to typical lower and middle saltmarsh communities, in North Norfolk there are transitions from upper marsh to freshwater reedswamp, sand dunes, shingle beaches and mud/sandflats.

1420 Mediterranean and thermo-Atlantic halophilous scrubs (Sarcocornetea fruticosi)

The Wash and North Norfolk Coast, together with the North Norfolk Coast, comprises the only area in the UK where all the more typically Mediterranean species that characterise **Mediterranean and thermo-Atlantic halophilous scrubs** occur together.

The vegetation is dominated by a shrubby cover up to 40 cm high of scattered bushes of shrubby sea-blite *Suaeda vera* and sea-purslane *Atriplex portulacoides*, with a patchy cover of herbaceous plants and bryophytes. This scrub vegetation often forms an important feature of the upper saltmarshes, and extensive examples occur where the drift-line slopes gradually and provides a transition to dune, shingle or reclaimed sections of the coast. At a number of locations on this coast perennial glasswort *Sarcocornia perennis* forms an open mosaic with other species at the lower limit of the sea-purslane community.

9.9 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

1150 Coastal lagoons * Priority feature

9.10 Annex II species that are a primary reason for selection of this site

1365 Harbour seal Phoca vitulina

The Wash, on the east coast of England, is the largest embayment in the UK. The extensive intertidal flats here and on the North Norfolk Coast provide ideal conditions for **Harbour seal *Phoca vitulina*** breeding and hauling-out. This site is the largest colony of common seals in the UK, with some 7% of the total UK population.

9.11 Annex II species present as a qualifying feature, but not a primary reason for site selection

1355 Otter Lutra lutra

Saltfleetby–Theddlethorpe Dunes and Gibraltar Point SAC

9.12 Annex I habitats that are a primary reason for selection of this site

2120 "Shifting dunes along the shoreline with Ammophila arenaria (""white dunes"")"

The dune system on the composite site Saltfleetby–Theddlethorpe Dunes and Gibraltar Point contains good examples of**Shifting dunes** within a complex site that exhibits a range of dune types. At this site the *Ammophila*-dominated dunes are associated with lyme-grass *Leymus arenarius* and sand sedge *Carex arenaria*. These shifting dunes are part of a successional transition with **2130 Fixed dunes with herbaceous vegetation** and **2160 Dunes with *Hippophae rhamnoides***.

2130 "Fixed coastal dunes with herbaceous vegetation (""grey dunes"")" * Priority feature

Within this dune complex on the east coast of England there are extensive areas of **fixed dune** vegetation within largely intact geomorphologically-active systems, with representation of early successional stages on the seaward side, and more stable areas. The lime-rich dunes support a rich and diverse flora, dominated in places by red fescue *Festuca rubra* and with unusual species including pyramidal orchid *Anacamptis*

pyramidalis, bee orchid *Orchis apifera*, sea-holly *Eryngium maritimum*, lesser meadow-rue *Thalictrum minus* and sea campion *Silene maritima*. The fixed dunes are part of a successional transition, and the rapidly-accreting dunes on the seaward sand bars and shingle banks make this an important site for research into the processes of coastal development.

2160 Dunes with Hippophaë rhamnoides

9.13 This site supports a good example of **Dunes with *Hippophae rhamnoides*** in the main part of its natural range in the UK. This habitat develops on dune areas and is present in a range of successional stages from early colonisation to mature scrub associated with other species such as elder *Sambucus nigra*, hawthorn *Crataegus monogyna* and ivy *Hedera helix*, typically associated with an understorey of ruderal species. These stands of scrub are important for both migratory and breeding birds.

2190 Humid dune slacks

The **Humid dune slacks** at this site are part of a successional transition between a range of dune features, and some have developed from saltmarsh to freshwater habitats after becoming isolated from tidal inundation by sand deposition. There is a range of different communities present, many of which are species-rich. The species present depend on the wetness of the slack, its location within the system and the management history. Some of the drier slacks support a very wide range of species; this has been encouraged by management. The wetter slacks often have more permanent standing water and are composed of stands of sedges and rushes.

9.14 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site

2110 Embryonic shifting dunes

Gibraltar Point Ramsar site

9.15 Ramsar criterion 1

- The dune and saltmarsh habitats present on the site are representative of all the stages of colonisation and stabilisation. There is a fine example of freshwater marsh containing sedges Carex spp., rushes Juncus spp., and ferns, including adder's-tongue fern Ophioglossum vulgatum. Also most northerly example of nationally rare saltmarsh/dune communities containing sea heath Frankenia laevis, rock sea lavender Limonium binervosum and shrubby seablite Suaeda vera. Information Sheet on Ramsar Wetlands (RIS), page 3 Ramsar Information Sheet: UK11027 Page 3 of 10 Gibraltar Point Produced by JNCC: Version 3.0, 13/06/2008

9.16 Ramsar criterion 2

- Supports an assemblage of wetland invertebrate species of which eight species are listed as rare in the British Red Data Book and a further four species listed as vulnerable.

9.17 Ramsar criterion 5

- Assemblages of international importance: Species with peak counts in winter: 53072 waterfowl (5 year peak mean 1998/99-2002/2003)

9.18 Ramsar criterion 6

- Species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: Grey plover , Pluvialis squatarola, E Atlantic/W Africa -wintering 2793 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9-2002/3) Sanderling , Calidris alba, Eastern Atlantic 971 individuals, representing an average of 4.7% of the GB population (5 year peak mean 1998/9- 2002/3 - spring peak) Bar-tailed godwit , Limosa lapponica lapponica, W Palearctic 3468 individuals, representing an average of 2.8% of the population (5 year peak mean 1998/9-2002/3) Species with peak counts in winter: Dark-bellied brent goose, Branta bernicla bernicla, 682 individuals, representing an average of 0.6% of the GB population (5 year peak mean 1998/9- 2002/3) Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in spring/autumn: Red knot , Calidris canutus islandica, W & Southern Africa (wintering) 33930 individuals, representing an average of 7.5% of the population (5 year peak mean 1998/9-2002/3).

The Wash Ramsar site

9.19 Ramsar Criterion 1

- The Wash is a large shallow bay comprising very extensive saltmarshes, major intertidal banks of sand and mud, shallow water and deep channels.

9.20 Ramsar criterion 3

- Qualifies because of the inter-relationship between its various components including saltmarshes, intertidal sand and mud flats and the estuarine waters. The saltmarshes and the plankton in the estuarine water provide a primary source of organic material which, together with other organic matter, forms the basis for the high productivity of the estuary.

9.21 Ramsar criterion 5

- Assemblages of international importance: Species with peak counts in winter: 292541 waterfowl (5 year peak mean 1998/99-2002/2003)

9.22 Ramsar criterion 6

- Species/populations occurring at levels of international importance. Qualifying Species/populations (as identified at designation): Species with peak counts in spring/autumn: Eurasian oystercatcher, *Haematopus ostralegus ostralegus*, Europe & NW Africa -wintering 15616 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3) Grey plover , *Pluvialis squatarola*, E Atlantic/W Africa - wintering 13129 individuals, representing an average of 5.3% of the population (5 year peak mean 1998/9-2002/3 - spring peak) Red knot , *Calidris canutus islandica*, W & Southern Africa (wintering) 68987 individuals, representing an average of 15.3% of the population (5 year peak mean 1998/9-2002/3) Sanderling , *Calidris alba*, Eastern Atlantic 3505 individuals, representing an average of 2.8% of the population (5 year peak mean 1998/9-2002/3) Eurasian curlew , *Numenius arquata arquata*, *N. a. arquata* Europe (breeding) 9438 individuals, representing an average of 2.2% of the population (5 year peak mean 1998/9-2002/3) Common redshank , *Tringa totanus totanus*, 6373 individuals, representing an average of 2.5% of the population (5 year peak mean 1998/9-2002/3) Ruddy turnstone , *Arenaria interpres interpres*, NE Canada, Greenland/W Europe & NW Africa 888 individuals, representing an average of 1.7% of the GB population (5 year peak mean 1998/9- 2002/3) Species with peak counts in winter: Pink-footed goose , *Anser brachyrhynchus*, Greenland, Iceland/UK 29099 individuals, representing an average of 12.1% of the population (5 year peak mean 1998/9-2002/3) Dark-bellied brent goose, *Branta bernicla bernicla*, 20861 individuals, representing an average of 9.7% of the population (5 year peak mean 1998/9-2002/3) Common shelduck , *Tadorna tadorna*, NW Europe 9746 individuals, representing an average of 3.2% of the population (5 year peak mean 1998/9-2002/3) Northern pintail , *Anas acuta*, NW Europe 431 individuals, representing an average of 1.5% of the GB population (5 year peak mean 1998/9- 2002/3) Dunlin , *Calidris alpina alpina*, W Siberia/W Europe 36600 individuals, representing an average of 2.7% of the population (5 year peak mean 1998/9-2002/3) Bar-tailed godwit , *Limosa lapponica lapponica*, W Palearctic 16546 individuals, representing an average of 13.7% of the population (5 year peak mean 1998/9-2002/3) Species/populations identified subsequent to designation for possible future consideration under criterion 6. Species with peak counts in spring/autumn: Ringed plover , *Charadrius hiaticula*, Europe/Northwest Africa 1500 individuals, representing an average of 2% of the population (5 year peak mean 1998/9- 2002/3) Black-tailed godwit , *Limosa limosa islandica*, Iceland/W Europe 6849 individuals, representing an average of 19.5% of the population (5 year peak mean 1998/9-2002/3) Species with peak counts in winter: European golden plover , *Pluvialis apricaria apricaria*, *P. a. altifrons* Iceland & Faroes/E Atlantic 22033 individuals, representing an average of 2.3% of the population (5 year peak mean 1998/9-2002/3) Northern lapwing , *Vanellus vanellus*, Europe - breeding 46422 individuals, representing an average of 1.3% of the population (5 year peak mean 1998/9-2002/3)

APPENDIX D

Equality Impact Assessment of the South East Lincolnshire Local Plan 2011-2036

Main Modifications Version

(April 2018)

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 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 figures.

Table 1 – Age Structure 2016 (ONS Resident Population Estimates – Mid-2016)

Age	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands %	England %
0-9	8,394 (12.4%)	10,235 (11.1%)	18,629 (11.6%)	11.9%	12.4%
10-19	6,929 (10.3%)	9,493 (10.3%)	16,422 (10.3%)	11.4%	11.3%
20-29	8,076 (12.0%)	9,637 (10.4%)	17,713 (11.1%)	13.2%	13.3%
30-39	8,724 (12.9%)	10,143 (11.0%)	18,867 (11.8%)	12.0%	13.2%
40-49	8,453 (12.5%)	11,929 (12.9%)	20,382 (12.7%)	13.4%	13.4%
50-59	8,838 (13.1%)	13,032 (14.1%)	21,870 (13.7%)	13.6%	13.1%
60-69	8,308 (12.3%)	12,341 (13.4%)	20,649 (12.9%)	11.6%	10.8%
70-79	6,063 (9.0%)	9,522 (10.3%)	15,585 (9.7%)	8.1%	7.6%
80-89	3,111 (4.6%)	4,990 (5.4%)	8,101 (5.1%)	4.0%	4.0%
90+	671 1.0%)	1,065 (1.2%)	1,736 (1.1%)	0.9%	0.9%

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 (ONS Resident Population Estimates – Mid-2016)

	Boston Borough Number (%)	South Holland Number (%)	South East Lincolnshire Number (%)	East Midlands (%)	England (%)
Female	34,151 (50.5%)	47,014 (50.9%)	81,165 (50.7%)	50.6%	50.6%
Male	33,413 (49.5%)	45,373 (49.1%)	78,786 (49.3%)	49.4%	49.4%

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 Proposed Main Modifications Version (April 2018) contains 36 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) Spatial Strategy	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
2) Development Management	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
3) 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.
4) 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.
5) Meeting Physical Infrastructure and Service Needs	+	O	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, it s provisions seeking increased school capacity may particularly benefit young people/parents
6) Developer Contributions	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) 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.
8) Prestige Employment Sites	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 Assessed Housing Requirements	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) Reserve Sites	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups
13) South West Quadrant Sustainable Urban Extension (Sou006)	+	O	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions seeking a site for a primary school and equipped play space may particularly benefit young people/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	
14) South of the North Forty Foot Sustainable Urban Extension (Wes002)	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
15) 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.
16) 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.
17) Providing a Mix of Housing	+	+	O	O	+	O	O	O	O	The provisions of this policy will have the same impact on most groups. However, its provisions seeking the provision of family homes and homes suitable for people with mobility needs may particularly benefit parents, elderly people and disabled people.

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) Affordable Housing	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
19) 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.
20) 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).
21) 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.
22) 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.
23) 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.

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	
24) 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.
25) Supporting the Vitality and Viability of Boston and Spalding Town Centres	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
26) 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.
27) 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.
28) 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.
29) 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.
30) Pollution	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
31) 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.

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	
32) 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.
33) 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.
34) Delivering the Boston Distributor Road	O	O	O	O	O	O	O	O	O	The provisions of this policy will have the same impact on all groups.
35) 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.

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	
36) 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.

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