



The Planning Inspectorate

Room 3/25 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 8566
Switchboard 0117-372 8000
Fax No 0117-372 8804
GTN 1371-8566
e-mail: robert.middleton@pins.gsi.gov.uk
<http://www.planning-inspectorate.gov.uk>

The Chief Executive
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Your Ref:

Our Ref: DP 601

Date: 30 June 2006

Dear Sir,

Public Inquiry into Objections to the South Holland Local Plan

1. I was appointed by the First Secretary of State to hold a public inquiry into objections to the South Holland Local Plan. I was assisted in this task by Inspector Robert Sexton. A pre-inquiry meeting was held on 26 October 2005 and the inquiry opened on 5 January 2006. There were 12 sitting days, during 6 of which concurrent inquiry sessions were held. I delayed formally closing the inquiry until 28 April 2006, to allow time for the completion of written responses and for clarification of a large number of outstanding queries. During this time, all relevant sites, including every site that was the subject of objection, were visited.
2. The First Deposit Draft version of the Plan was placed on deposit in November 2001. The Council considered the representations made and the Re-Deposit version of the Plan was placed on deposit in April 2005. In accordance with the transitional arrangements, the whole of the Re-Deposit version was able to be the subject of representations. Some 1893 representations were received during the 2 formal deposit periods.
3. In October 2005, the Council advertised 95 proposals for Pre-Inquiry Changes (PICs) which it sought to make and advertised a number of 'omission sites' put forward by objectors. I have been asked to take into account the PICs (CD/SH/21) and the responses to both advertisements in my report.
4. During the course of the inquiry, in response to objections, the Council produced a number of Inquiry Changes (ICs) for my consideration (CD/SH/59, 59a, 59b & 59c). These were advertised on the Council's web site and were the subject of a press release and, I understand, were notified to relevant objectors. In addition, site notices were placed, where relevant. I have taken account of both the ICs and the responses thereto in this report.
5. In my consideration of all the matters before me, I have had regard to submissions made by the various objectors and, although I do not refer to them directly in my report, I have taken into account the representations

made in support of the Plan. The Council's responses have been taken into account, together with all material considerations, including current national policy guidance and circulars. I have not had regard to any matter arising after the formal close of the inquiry on 28 April 2006. Any such matters will be for the Council to take into account in the preparation of the forthcoming Local Development Framework.

6. My report follows the format of the Plan. It is based on the skeleton report that was provided to me by the Council, which listed the objectors and the objection issues. Supporting representations are listed in Appendix C. To this skeleton report I have added my reasoning, conclusions and recommendations. Please note that any recommendation to amend or not to amend the Plan relates to the Plan as it exists in its Re-deposit version of April 2005. As you are aware, the recommendations are binding on the Council.
7. The Plan is a long and complex document. Whilst I have attempted to be as full as possible with my recommendations in order to identify as many consequential amendments as possible, it seems inevitable that issues of consistency may arise. In the event of any doubt, please note that I am content for such matters, plus any minor spelling, grammatical or factual matters to be amended by the Council, so long as the underlying meaning of the Plan is not altered.
8. A number of the PICs and ICs are simple, textual corrections or factual updates, which do not affect the meaning or the policy context of the Plan. I see no need to comment on these. I have, of course, commented on the significant PICs and ICs and I have agreed many of them, either as a whole, or in part. However, to avoid any doubt, the Council may take it that I recommend that the Plan be amended in accordance with those PICs or ICs which are set out in Appendix D to this report. In the event of any conflict, the most recent document should prevail.
9. Turning to the content of the Plan, I am satisfied that the strategy is broadly consistent with National, Regional and Strategic policy. The Plan has evolved in parallel with the shortly to be adopted Lincolnshire Structure Plan, which is in turn based on the Regional Spatial Strategy for the East Midlands (RSS8). My recommendations are intended to make the Plan more consistent with the national commitment to sustainable development.
10. I should like to thank everyone who took part in the Inquiry for their positive and straightforward approach to the Inquiry sessions, particularly Mr Lewis, the Council's advocate, and the team of Council officers, who were unfailingly helpful and readily met all our requests for additional information. Finally, I should like to thank the Programme Officer, Marie Coles, who has assisted in the running of the inquiry, maintaining a good humoured approach in difficult circumstances.

Yours faithfully

B.S.Rogers

Inspector

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FORMAT AND USE OF THE REPORT

Format

- The report is set out in the same general order as the Plan, on a topic basis, grouping related objections together wherever appropriate to do so.
- For each topic of objection, the relevant objectors are listed and the main issues arising from the objections are set out. Where there are more than 10 objectors, these are listed in appendices to each chapter. I then set out my reasoning and conclusions on each issue and my binding recommendation to the Council as to whether the Plan (ie the Re-Deposit Plan of 2005) should be amended. Although those who made supporting representations are not listed in the report, I have taken their comments into account.
- All representations (whether of objection or support) are listed in Appendix C to this report, together with an indication as to whether the representation remains extant or has been withdrawn.

Abbreviations and Terminology

The following abbreviations and terms are used in the report;

The Council	-	South Holland District Council
The Plan	-	South Holland Local Plan Re-Deposit 2005
The FDD Plan	-	South Holland Local Plan First Deposit Draft 2001
The LSP	-	Lincolnshire County Structure Plan, Deposit Draft - . Incorporating Proposed Changes – 2005.

- RSS
 - PPG
 - PPS
- Regional Spatial Strategy
 - Planning Policy Guidance Note
 - Planning Policy Statement