

SOUTH HOLLAND LOCAL PLAN

Public Local Inquiry

Economy Round Table Session

Combined Responses Supplement  
of  
South Holland District Council

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## **ECONOMY**

**Topic 1. Does the Plan allocate sufficient land for employment development? Is there an adequate supply of employment sites in terms of distribution, location, size and quality?**

### **1.0 Summary of Other Participants' Position Statements**

#### **1.1 Geoffrey Collings & Co on behalf of various clients (PS/590/CS/E/H)**

There is sufficient land but at Long Sutton and Sutton Bridge it is in the wrong location and of the wrong quality, being too costly to the developer to service.

#### **1.2 Calthrops on behalf of Executors of R Mason Deceased (PS/504/CS/E/H)**

The employment site at Crowland should remain a fully committed site. Crowland should be considered for an additional major employment site through the Local Development Framework.

#### **1.3 Development Land & Planning Consultancy Ltd on behalf of Larkfleet Homes Ltd (PS/587/E/H)**

Considers that there is a quantitative and qualitative deficiency in the provision of employment land. The strategy underplays the desirability and potential to diversify the economy. Considers that land at Wardentree Lane is sequentially better and more sustainable for a high quality business park than the land now promoted by the Council at Barrier Bank for such use through the proposed Pre-Inquiry Changes.

#### **1.4 Brian Barber Associates on behalf of Hambledon Investments Ltd (PS/586/E)**

At Spalding, much of the remaining land at Wardentree Park is already committed and there are constraints of flood risk and contamination on other sites. More land should therefore be allocated at Spalding in support of its role. The distribution and location of land is supported in general terms but more

should be allocated north of the existing allocation near the Wardentree Lane/ West Marsh Road and A16 roundabouts, providing a quality site in a high profile and sustainable location.

1.5 Environment Agency (PS/588/E)

The approach to the allocation of employment sites does not appear to have satisfied the sequential approach to flood risk set out in PPG25 or the wider criteria of RSS8. Some sites allocated are in high risk areas and it has not been demonstrated clearly that there are no reasonably available sites in lower risk areas. Site specific flood risk assessments should be undertaken for these sites in order that the ability to manage flood risk, either through lower risk alternatives or otherwise through mitigation, can be assessed.

**2.0 Response of the Council**

2.1 The Council refers to its Combined Position Statement and Responses LPA/RTS/E paragraphs 2.1 to 2.8. The following additional points are made.

2.2 Employment sites identified in the Plan at Long Sutton and Sutton Bridge are strategic allocations which could provide for a wide range of sizes of business. The site at Long Sutton has been enlarged in the Redeposit Plan, increasing its commercial attractiveness. Land at Wingland, Sutton Bridge is to be opened up for development with the assistance of benefits negotiated as part of the power station development.

2.3 The employment site at Crowland has outline permission for employment development but is in the control of a developer whose primary interest is house building. It is appropriate to keep this allocation under review because if it is not brought forward for employment the Council will need to consider identifying an alternative site.

2.4 Land which the Council is proposing for a business park at Barrier Bank, Spalding is well related to the main road network and at an intersection at a key 'gateway' to the town. It can provide a high profile site which will meet the

specific needs of the intended end-users and thus fill a gap in the range and quality of provision. By contrast the location at Wardentree Lane referred to by Larkfleet Homes is less visible and is distanced from the main road network. It is less likely to meet the needs of the intended end-users and thus to attract such firms to move to or remain within the District. The Council will expand on this in its proof of evidence for the hearing session dealing with this objection.

- 2.5 Regarding further expansion of employment allocation north of Wardentree Lane, the Council considers that there is a need to focus on delivery of land within the built up area and within the existing employment site. It may be appropriate to allocate a greenfield extension for employment or mixed use to meet future needs, but this would best be done through the Local Development Framework when options can be considered alongside the land needs for other, complementary or competing types of development.
- 2.6 On the matter of flood risk, as explained in paragraph 4.5 of the Council's Combined Responses Supplement to the Core Strategy Round Table Session, it is important to note that this factor is just part of one of the criteria against which the potential and suitability of allocations should be assessed. Flood risk was a factor that was taken into consideration, along with others. The Council's more detailed responses to the Environment Agency's site specific objections will be given in our proofs of evidence for those hearings. Applicants for planning permission will be expected to submit site specific flood risk assessments for their proposals and to identify mitigation measures if necessary.

**Topic 2. Is the issue of the rural economy adequately dealt with in the Plan? Do the policies provide for sufficient and appropriate employment development in the rural areas?**

**3.0 Summary of Other Participants' Position Statements**

3.1 Geoffrey Collings & Co on behalf of various clients (PS/590/CS/E/H)

No. Concerns are expressed (under other Round Table topics) about the overall strategy and the impact it could have on rural villages and about the deliverability of employment allocations.

3.2 Environment Agency (PS/588/E)

Without a sequential or risk based approach to economic development, the risks to future economic stabilities are potentially very high, but uncertain.

3.3 National Farmers' Union (PS/011/E)

Yes, the issue of the rural economy is adequately dealt with in the Plan. However, in respect of Policy EC4 (Farm diversification including re-use of redundant rural buildings) it would be a concern if the Council took a narrow definition of what constitutes legitimate farm diversification for the purposes of operating the policy.

**4.0 Response of the Council**

4.1 The Council refers to its Combined Position Statement and Responses LPA/RTS/E paragraphs 4.1 to 4.8. The following additional points are made.

4.2 On the matter of farm diversification, the Council has proposed a Pre-Inquiry Change (PIC 48) which changes the wording of the first criterion of Policy EC4 and, we believe, addresses the National Farmers' Union's concerns.