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# FREETHS

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## CENTRAL LINCOLNSHIRE LOCAL PLAN

### MATTER 5 HEARING STATEMENT: RESIDENTIAL ALLOCATIONS AND DEVELOPMENT IN THE COUNTRYSIDE (LP49, LP50, LP51, LP52, LP53, LP54, LP55)

PREPARED ON BEHALF OF

TAYLOR LINDSEY LTD

OCTOBER 2016

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## 1. INTRODUCTION

- 1.1. This Statement is prepared by Freeths LLP on behalf of our client Taylor Lindsey Ltd and is submitted as evidence as part of the Central Lincolnshire Local Plan Strategy examination. Taylor Lindsey Ltd is promoting a number of sites for development within the administrative area of Central Lincolnshire.
- 1.2. The issues covered by this Statement relate to Matter 5: Residential Allocations and Development in the Countryside of the 'Schedule of Matters, Issues & Question for Examination' dated 16/09/16 (updated 26/09/16) prepared by the Inspector and forming the basis of the Examination Hearings. This Statement responds specifically to questions 1, 3, 8 and 9 identified by the Inspector.

## 2. COMMENTS

***Q1. Was the site selection process robust? Were an appropriate selection of potential sites assessed? Were appropriate criteria taken into account in deciding which sites to select and was the assessment against these criteria robust? How was the red, amber, green scoring system in the Residential Allocations Evidence Report used to arrive at conclusions on the preferred allocations? Was any weighting given to particular criteria or scores? How was the Integrated Impact Assessment Score used given it is omitted from some site assessments? Was the previously developed status of land taken into account?***

- 2.1. There are instances within the Residential Allocations Evidence Report which are not considered to be wholly accurate or representative of certain sites. For example:
- The report refers to contributions required towards a Southern Bypass but such contributions would fail to meet the statutory tests, coupled with pooling restrictions under CIL regulations precluding use of Section 106 contributions from relatively small sites;
  - There are cases where red and amber scores relating to proximity of services and facilities, infrastructure (local road network/highway) and contamination are disputed and evidence provided to the contrary;

- Current use of sites or its status/condition being incorrectly referenced.

***Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are all sites viable and deliverable?***

- 2.2. As set out in the accompanying Hearing Statements, the plan relies heavily on a number of large scale major strategic sites / Sustainable Urban Extensions which will be particularly challenging such that deliverability is a major concern. Such large scale sites will require major infrastructure works to be undertaken and have a number of constraints such as flooding, transport and contaminated land that will need to be addressed. Such constraints will subsequently impact on delivery and could exacerbate issues relating to viability. In the context of deliverability there is, as a result, concern that a 5 year supply of housing (as required by paragraph 47 of the NPPF) cannot be demonstrated and that it is unlikely these sites will be delivered within the plan period as anticipated. Greater choice and flexibility is therefore required in terms of size and location to deliver the objectively assessed housing need.

***Q8. Are the allocations in the Lincoln Urban Area justified, effective and consistent with national policy?***

- 2.3. It is considered that additional, sustainable sites within the Lincoln Urban Area are required to provide sufficient supply to assist the District meet its objectively assessed housing target.

***Q9. Are the allocations in the Large Villages justified, effective and consistent with national policy?***

- 2.4. The allocations within Cherry Willingham (CL1179, CL4433 and CL1181) are supported in this regard.