
FREETHS

CENTRAL LINCOLNSHIRE LOCAL PLAN

MATTER 13 HEARING STATEMENT: DESIGN AND THE NATURAL ENVIRONMENT (LP26, LP14, LP16, LP17, LP18, LP19, LP21)

PREPARED ON BEHALF OF

TAYLOR LINDSEY LTD

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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 13: Design and the Natural Environment 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 6 and 8 identified by the Inspector.

2. COMMENTS

Q6. Are the designations justified, effective and consistent with national policy? Are there any significant factors that indicate that any sites or areas should not have been designated?

- 2.1. Land at Urban Street, Bracebridge Heath (CL416) is not justified, effective or consistent with national policy. To avoid unnecessary repetition, see response to Q8 below concerning this site.

Q8. What is the justification for including land at Urban Street, Bracebridge Heath (site CL416) within an Area of Great Landscape Value?

- 2.2. The site is partly brownfield and it's designation as an Area of Great Landscape Value (AGLV) is disputed. An independent landscape review (Influence Report INF_N0352-C R01 – May 2016) has been produced and previously submitted, concluding that the site (and adjacent Academy land) does not relate to the landscape characteristics of the wider AGLV. The report sets out that a more appropriate AGLV boundary would follow the southern edge of the playing fields and link round the eastern edge of the neighbouring Academy. Further, it should be noted that the Inspector reporting following the 2006 Local Plan Inquiry commented that development in this location would have limited impact in this regard and should not therefore be a barrier to development. We consider the site is located within the

urban framework, flanked by industrial units to the North, 3-storey school buildings and sports facilities to the East and residential development to the West and consequently making no meaningful contribution to landscape character or value it is appropriate to meet development needs.

- 2.3. Importantly the site has previously been considered suitable and appropriate for development but not allocated due to adequate supply in previous Local Plans. Extant residential planning permission exists to the southern portion of the site identified as CL813 in the Residential Allocations Evidence Report (April 2016).