
Central Lincolnshire Local Plan Matter 15 – LP22

LP22 Green Wedges



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1. Introduction

- 1.1. This Hearing Statement has been submitted on behalf of the University of Lincoln (the “University”) as part of the Examination in Public of the Central Lincolnshire Local Plan. The Statement highlights and where necessary, expands upon representations submitted by the University at both the Submission and Further Draft stages of the Local Plan (See **Appendix 1 and 2** respectively).
- 1.2. The statement responds to the Inspector’s Questions and explains the reason behind why the draft Local Plan is unsound as it stands.
- 1.3. The Statement is made in respect of the University’s Riseholme (Riseholme Park, Lincoln LN2 2LG) campus, to ensure the University can implement its Estate Strategy and planned investment at the Riseholme Campus as the principal economic driver in Central Lincolnshire. A campus plan is included as **Appendix 3**.
- 1.4. A plan showing the existing designations within the campus is included as **Appendix 4**.

2. Inspectors Questions

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- 2.1. **(Q2) Are the Green Wedge designations justified, effective and consistent with national policy? Are there any significant factors that indicate that any sites should not have been designated?**
- 2.2. No, we consider that the draft Green Wedge policy is inconsistent with the Framework because the policy tests are more restrictive than the Green Belt test. The Local Plan is not seeking to establish a new Green Belt which in accordance with Paragraph 82 of the Framework should only be established in exceptional circumstances. Paragraph 89 of the Framework sets out appropriate exemptions to development in the Green Belt which are not reflected in the policies tests of LP22 making it inconsistent and more restrictive than the national policy tests for Green Belt.
- 2.3. **(Q7) What is the justification for including land at the University of Lincoln's Riseholme Campus within a Green Wedge? Is this necessary or appropriate given the existing use of the site and existing designations?**
- 2.4. No. The University is concerned with a blanket 'Green Wedge' allocation on the majority of its campus and has previously requested that this is reduced to follow the line of Riseholme Lane which would reflect a general rounding off of the Green Wedge limit.
- 2.5. A large proportion of the centre of the campus is listed on the national register of Parks and Gardens. In addition, there are a number of Scheduled Ancient Monuments within the site. Extensive pre-application discussion with West Lindsey District Council and key stakeholders including Historic England has established that development to the north, beyond the Registered Park and Garden would be inappropriate. The University's investment plans are focussed on the core of the campus, the majority of which will take place on previously developed land. There are substantial benefits from redevelopment at Riseholme. It is an unusual site because of its links with the wider economic benefits and the fact that it forms part of the University's growth agenda. Taken together with the duty of the Council to plan positively to meet its housing needs, and the fact that redevelopment of the University estate at Riseholme would be needed to support the economic strategy in the Submission Draft, we feel that it is appropriate for the core of the campus and Registered Park and Garden to be removed from the Green Wedge.

3. Conclusion

3.1 Which NPPF test of soundness it fails and why?

The approach to policy LP32 is **unsound** for the following reasons:

- **Positively Prepared:** A blanket 'Green Wedge' allocation again shows little consideration to future development of the University's Riseholme Campus and fails to recognise the previously development campus core. The core of the campus is already listed as a Registered Park and Garden and redevelopment proposals will need to take account of the setting of the Park and listed buildings. A Green Wedge allocation in this part of the campus is unnecessary.
- **Justified:** LP22 positively discourages development at Riseholme, and no provision is made for a mixed-use development of the kind proposed by the University. Riseholme is the only asset in the University's ownership that can provide the extent of ancillary land required for practical teaching and research purposes. Restricting development in this location is directly contrary to the economic strategy of the Submission Draft. This policy of discouraging development at Riseholme has not been justified.
- **Effective:** A blanket Green Wedge Allocation is not effective planning and demonstrates the lack of strategic thinking in the Local Plan process to date.
- **Consistent with national policy:** LP22 is not consistent with the Framework. Paragraph 89 of the Framework sets out appropriate exemptions to development in the Green Belt which are not reflected in the policy tests of LP22 making is inconsistent and more severe than the national policy tests for Green Belt.

3.1. How can the Local Plan be amended to ensure soundness?

3.2. In order for the Local Plan to be found sound, the following amendments are necessary:

- Take the University's land north of Riseholme Lane out of the Green Wedge. The campus should be given a specific allocation for Development Management purpose to reflect the University's investment at Riseholme.

Savills (UK) Limited
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