

Inspectors' Matters, Issues and Questions for Examination

Matter 5 – Residential Allocations and Development in the Countryside

This response has been prepared by WYG on behalf of the Church Commissioners for England who have significant land interests in the Central Lincolnshire area. The response below is in respect of the proposed housing allocation land south of Bracebridge Heath (CL415).

Issue 5d – Allocations in Large Villages – Policy LP52

Q11. Are the allocations in the Large Villages justified, effective and consistent with national policy?

We support the proposed allocation of land to the south of Bracebridge Heath (CL415) for housing and consider that this allocation is justified, deliverable and consistent with national policy.

We consider that the site can deliver more than the indicative number of dwellings suggested in policy LP52 (241 dwellings). We welcome the recognition in paragraph 10.2.2 that developers are encouraged to produce the most appropriate design-led solution in arriving at a total dwelling figure for their site and need not be constrained by the indicative dwelling figure in Policy LP52. The proposed allocation site (CL415) is owned by the Church Commissioners for England who are preparing a planning application for the site. A Concept Plan has been prepared to demonstrate how the site could be developed. This establishes that the site can accommodate up to 369 dwellings with open space and buffer planting.

We consider that Bracebridge Heath is a highly suitable location to accommodate further housing growth. Bracebridge Heath is a sustainable settlement with a range of services and facilities including a primary school, a doctor's surgery, a library, public houses, shops, pharmacy, post office, hairdressers, a village hall and employment opportunities. The site is well linked to other areas by public transport and there are bus stops to the north east on Sleaford Road, and on Oakdene Avenue, to the north. These bus stops are within 600m of the site and provide regular bus services into Lincoln City Centre (a distance of approximately 4.5km) where further key facilities can be accessed.

This residential allocation accords with Policy LP2 'The Spatial Strategy and Settlement Hierarchy' where Bracebridge Heath is to be a focus for accommodating an appropriate level of growth to maintain and enhance its role as a settlement which provides employment, retail, and key services and facilities for the local area. It will also contribute towards Policy LP3 Level and Distribution of Growth as 23,654 new dwellings are to be delivered in the Lincoln Strategy Area over the Plan period (64% of the total requirement).

A number of technical surveys are ongoing to support the forthcoming planning application on this site. This includes ecology surveys, a geo-environmental assessment, a tree survey and a heritage assessment. There are no known significant constraints to development and the development of this site is not dependent on the provision of significant infrastructure or mitigation measures. Therefore, the site can be delivered in the short term which would make a significant contribution to the 5 year housing land supply in Central Lincolnshire in a sustainable location. The site is within single ownership and is available now. Therefore, it is considered deliverable in accordance with paragraph 47 of the NPPF.