
FREETHS

CENTRAL LINCOLNSHIRE LOCAL PLAN

MATTER 15 HEARING STATEMENT: GREEN WEDGES, OPEN SPACE AND GREEN INFRASTRUCTURE (LP20, LP22 and LP24)

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 15: Green Wedges, Open Space and Green Infrastructure 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 2, 6, 11 and 14 identified by the Inspector.

2. COMMENTS

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?

- 2.1. The inclusion of land at Urban Street, Bracebridge Heath (CL416) is not justified, effective or consistent with national policy. To avoid unnecessary repetition, see responses to Q6 below concerning this site.

Q6. What is the justification for including land at Urban Street, Bracebridge Heath (site CL416) within a Green Wedge?

- 2.2. The site is partly brownfield and it's designation as a Green Wedge (GW) is disputed. A 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 contribute to the purpose of the GW due to the content and context of the land's urban character. The report sets out that a more appropriate GW boundary would follow the southern edge of the playing fields and link round the eastern edge of the neighbouring Academy with the GW across South Common (see plan ref: N0352-C PL02 in the landscape review). 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).

Q11. What criteria have been used to inform the designation of land as 'Important Open Space'? Are they justified?

- 2.4. Other than through a simple desktop review of existing local plans as noted in the Local Green Spaces and other Important Open Space Evidence Report, these allocations are not justified or evidenced in so far that there does not appear to be any assessment of purpose or character.

Q14. What is the justification for including land off Wolsey Way, Lincoln (site CL4432) as part of an area of Important Open Space?

- 2.5. It's designation as an Important Open Space is disputed and does not appear to have been the subject of a detailed landscape assessment by the Council. An independent landscape review (Influence Report INF_N0352-B R01 – May 2016) has been produced and previously submitted concluding that the site has no recreational value, being limited to merely providing an informal/trodden link between King George's (playing) Fields and Wolsey Way. It is also acknowledged that the site has no agricultural character or function and that it would not be appropriate for such uses to operate on the site given its size, location and urban context with development to three sides. The report sets out that an allocation as Important Open Space is not justified or evidenced and that in landscape and visual terms, this site makes no meaningful contribution that would warrant protection such that its development would be acceptable.
- 2.6. Furthermore, the Council's Residential Allocations Evidence Report (April 2016) acknowledges the site's overgrown nature but is incorrect in its assessment that 'it

forms a green corridor between undeveloped areas in Lincoln' when considering allocation CL1687 on the adjacent side of Wolsey Way currently being developed for 374 dwellings and partially complete.

2.7. Emerging policy LP23 sets out three tests relating to recreation, provision and impact (on amenity, character, ecology and heritage assets) that would be considered when determining whether to safeguard such areas from development. As set out below, and in view of the above, the site fails to satisfy any of these criteria:

- Recreation - the site is not used for recreational purposes and King George's playing fields abuts the south eastern boundary of the site providing ample amenity and recreational space;
- Provision – Whilst it is noted that King George's playing fields abuts the site and provides such open space/recreational provision for the area, it is important to note that the site is not under public ownership and as a result rights do not exist for use as open space;
- Impact - There would be no significant detrimental impacts on i) amenity and ii) character of the surrounding area given the urban context and the role of this site, iii) ecology as the site is relatively flat and does not contain features of any significant ecological or conservation interest, and iv) heritage assets as there aren't any within its proximity