

Central Lincolnshire Joint Strategic Planning Committee Hearing Statement

November 2022

[MATTER 15: Tourism, the Visitor Economy and Education](#)



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Issue 1 – Sustainable Tourism – Policies S42 and S43

Q1 – Are policies S42 and S43 positively prepared, justified, effective and consistent with national policy?

Yes. Policies S42 and S43 are positively prepared, justified, effective and consistent with national policy.

The background to the development of policies S42 and S43 is primarily contained within policy evidence reports EVR042 and EVR043. The policy evidence reports demonstrate that these policies form the most appropriate strategy when considered against the reasonable alternatives (as set out in the evidence report and appraised through the SA (**STA004.1b**, **STA004.1g**) and are based on robust and credible evidence.

These policies provide a clear picture for how proposals relating to tourism will be prepared and a positive framework for considering applications for such uses. They recognise the value to the local economy and, by providing separate policies for urban and rural areas, ensure that the approach is appropriate for the type of area. Policy S43 is also specifically aligned to paragraph 84 (c) of the NPPF.

Issue 2 – Lincolnshire Showground – Policy S44

Q1 – Is it sufficiently clear what infrastructure requirements will be necessary for this site, particularly in relation to mains sewerage?

Yes. The Regulation 18 and Regulation 19 consultations provided an opportunity for infrastructure providers to provide details of any specific infrastructure constraints associated with Policy S44. Only Anglian Water responded raising the matter that the Showground is not connected to the mains sewerage works.

It is important to note that the Showground owners, Lincolnshire Agricultural Society are working with Anglian Water to design a suitable solution for the sewage system across the site.

Equally in relation to other infrastructure requirements, in common with all sites, any future development proposals will require planning permission and as part of the determination process relevant statutory consultees, including infrastructure providers will be consulted to establish any necessary requirements in order to make the development acceptable in policy terms. This will be informed by the plan (particularly Policy S45), CIL, and the up to date Developer Contributions SPD.

Q2 – Are the types and scales of development that Policy S44 would support in principle justified? What is this approach based on, how was it derived and what alternatives were considered? Is the site deliverable and viable over the plan period?

This policy is largely carried forward from the adopted Local Plan. Having reviewed the comments submitted during previous consultations, it was not considered necessary to make any changes to Policy S44. The policy makes provision for an appropriate level of growth on this site given its context and importance to the area and as such is justified.

The uses proposed in the policy as drafted are complementary to the main showground use and existing development on the site and are both deliverable and viable. As is highlighted in the policy

evidence report (**EVR044**), the only other alternative would be to have no policy and rely instead on other general policies in the Local Plan. This was discounted as it would not provide the level of detail required to ensure that only appropriate and necessary development for the operation of Lincolnshire Showground takes place.

The owners of the site, Lincolnshire Agricultural Society, objected to the thresholds presented in the policy. The suggested increases put forward in the consultation response, were presented without robust evidence or master planning, and was considered at odds with the vision for the site.

Since the plan was submitted, West Lindsey District Council has been in discussion with the site owners to obtain an updated position on the site and a more detailed understanding of the background to the objections. These discussions have resulted in an agreed position through a Statement of Common Ground between the site owners, West Lindsey and the Central Lincolnshire Joint Strategic Planning Committee.

This agreement would allow for the thresholds to be updated, taking into account recent development and approvals at the site to allow some further flexibility to expand the college through the plan period in a sustainable fashion.

Equally, agreement has been reached in relation to the inclusion of Uses F1 and F2 under the second bullet point of Policy S44 to make the policy effective and clear for decision makers and applicants, maintaining consistency with the previous Policy LP8. This was required following the change in the Use Class Order in 2020 which meant that Class E doesn't now cover all the uses that the previous D1 & D2 did.

Finally, it has been agreed that an area subject to recent planning approval for showground use should be included within the policies map to accurately show the extent of the showground.

These changes are considered necessary to ensure that the policy is justified and positively prepared. Should the Inspectors agree to these suggested modifications, the bullet points in Policy S44 would be amended as follows:

- Facilities directly related to the functioning of shows on the showground itself;
- Conference facilities (E, **F1 and F2** Use Class) (up to 4,000 sqm);
- Expansion of Agricultural College functions (C2 Use Class) (up to ~~8~~**10**,000 sqm, in total including existing Agricultural College floorspace);
- Employment related development (E Use Class) (up to 3,500 sqm);
- A hotel (C1 Use Class) (up to 100 beds);
- Other minor ancillary development linked to the above uses.

Issue 3 – Universities and Colleges – Policy S52

Q1 – Is Policy S52 positively prepared, justified, effective and consistent with national policy, in particular paragraph 96 of the Framework?

Yes. As is set out in the policy evidence report (**EVR052**) the policy is justified, effective and consistent with national policy. The policy has been carried forward from the adopted Local Plan as it has been functioning well and the situation is not materially different now. As is highlighted in paragraph 3.4 of the evidence report, the Central Lincolnshire Districts continue to work closely with the universities and colleges in developing their masterplans and ensuring that their ambitions are supported.