



Independent Examination: Central
Lincolnshire Local Plan Review (2022)
Matter 6: Sustainable Urban Extensions
(‘SUEs’) and Regeneration Opportunity Areas

Church Commissioners for England

November 2022

Matter 6: Sustainable Urban Extensions ('SUE's) and Regeneration Opportunity Areas

Issue 1 – Sustainable Urban Extensions – Policies S68 and S76

Question 1: “The strategy for the Local Plan Review carries forward the SUEs at Lincoln, Gainsborough, and Sleaford. Did the Committee consider alternative strategies at any stage as part of the Plan’s preparation?”

- 1.1. The Commissioners continue to support the use of Sustainable Urban Extensions (SUEs) within the Local Plan as a strategy for delivering more than half of the housing requirement in the Plan Period. This approach is consistent with national policy, notably paragraph 73 of the NPPF which states that the supply of large numbers of homes “*can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns*”.
- 1.2. The recent updates to the NPPF now identify at paragraph 73 that in order to achieve this and help meet identified housing needs in a sustainable way, the strategic policy-making authorities should (*inter alia*) “*set clear expectations for the quality of the places to be created...and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the need of different groups in the community*”.

Question 2: “Have the SUEs progressed as expected following adoption of the existing Local Plan? If not, what are the reasons for their delay?”

- 1.3. The Church Commissioners for England’s landholding’s comprise part of the South East Quadrant and South West Quadrant, and all the North East Quadrant. The Church Commissioners have made progress on the delivery of all three sites.
- 1.4. An outline application for the Church Commissioners land within the South East Quadrant received resolution to approve from Planning Committee in February 2022. S106 discussions are well advanced, and we anticipate the Section 106 agreement will be signed, and a decision notice released before the end of this year.
- 1.5. Since the South West Quadrant was allocated in the existing Local Plan in April 2017, the Commissioners have engaged with the Council and other key landowners within the SUE to bring forward an application. The Church Commissioners will shortly be submitting a pre-application request to North Kesteven Council to take forward an outline planning application for the allocation with an initial first phase proposed to be delivered in advance of the North Hykeham Relief Road.

- 1.6. An application for outline planning permission for the development of up to 500 dwellings within the North East Quadrant was approved in 2015 (planning application reference: 132932).
- 1.7. Following this, reserved matters were approved for the first phase of 150 dwellings in 2019 (Planning Application reference: 138460).
- 1.8. As part of the outline planning permission (planning application reference: 132932) a Grampian Condition was imposed limiting the quantity of homes which could be occupied on site to 150 until the Lincoln Eastern Bypass was open. The Lincoln Eastern Bypass formally opened on 19 December 2020.
- 1.9. The first phase is currently being developed by Persimmon. Persimmon have also purchased the second phase to deliver the remainder of the original outline planning permission. Reserved matters were approved in August 2022 for phase 2 which comprises 340 dwellings.
- 1.10. The Church Commissioners have also been undertaking a series of technical reports through 2022 in connection with the remaining land at NEQ. This has included further ecological assessments and geo-environmental assessments, which will be important in informing the preparation of an application for the rest of NEQ.

Question 3: “Have there been any material changes in circumstances since the adoption of the existing Local Plan which has (or will) affect the deliverability of the SUEs?”

- 1.11. The Church Commissioners remain committed to the delivery of the SUEs which fall within their ownership and have made significant progress since the adoption of the current local plan.

Question 4: “What are the projected delivery rates for the SUEs during the course of the plan period? What are they based on and are they realistic?”

- 1.12. The project delivery rates have been set out within the Housing Delivery Paper¹.

Question 8: “Is it necessary, in the interest of soundness, to list the requirement for development proposals to consider their impacts on existing infrastructure, such as electricity, rail and drainage infrastructure?”

- 1.13. During the course of planning application submissions all planning technical matters will need to be addressed in consultation with the Council and statutory stakeholders. There is no need to duplicate this process in each of the allocation policies.
- 1.14. We therefore do not believe that it is necessary, in the interest of soundness, to list the requirement for development proposals to consider their impacts on existing infrastructure such as electricity, rail and drainage infrastructure.

¹ Housing Delivery Paper (2022) (Reference HOU008) - <https://www.n-kesteven.gov.uk/resources/assets/attachment/full/0/133927.pdf>

Issue 2 – Lincolnshire Sustainable Urban Extensions

South East Quadrant – Land at Canwick Heath

Question 6: “What is the latest position regarding planning application Ref 20/0057/OUT?”

- 1.15. Planning application ref. 20/0057/OUT received resolution to approve from Planning Committee in February 2022.
- 1.16. Condition wording and Section 106 triggers have been agreed with the Council. The detailed wording of the Section 106 agreement is currently being agreed with the Council. Discussions are nearing their completion with no substantive differences between the parties.
- 1.17. We anticipate that the Section 106 agreement will be signed, and the decision notice released before the end of the year

Question 7: “How will the site be developed, by whom and when? Do the approved schemes cover the entire allocation?”

- 1.18. The approved schemes do not cover the entire allocation. The South East Quadrant comprises 463.5 hectares in total and is expected to provide 3,400 dwellings during the plan period (to 2040), with further potential beyond that date to deliver a total of 6,000 dwellings.
- 1.19. Three applications within the South East Quadrant have progressed significantly:
- Linden Ltd’s application for 120 dwellings and associated infrastructure (planning application ref: 15/0477/OUT) – approved at Planning Committee in February 2017.
 - Jesus College Oxford’s application for up to 450 dwellings, provision of primary school land and formation of roundabout on land north of Canwick Avenue (planning application ref: 16/1564/OUT) – approved at Planning Committee in December 2021.
 - Church Commissioners for England’s application for 1,087 dwellings, up to 0.44ha of Use Class C2 (residential institution), up to 2.6ha employment use development (including Classes E and a Mobility Hub) on Land off Sleaford Road Bracebridge Heath (planning application ref. 20/0057/OUT) – received resolution to approve from Planning Committee in February 2022..
- 1.20. The Church Commissioners for England’s application comprises two allocations from the current local plan (2017):
- **Allocation CL428** – This forms the southern edge of the South East Quadrant Sustainable Urban Extension.

- **Allocation CL415** – The land to the west of Sleaford Road is allocated for the residential development of approximately 241 dwellings in the Central Lincolnshire Plan.

- 1.21. As set out in Paragraph 1.17, two further landowners comprise the South East Quadrant allocation. The other two landowners are working independently but set within the policy framework for the allocation.
- 1.22. For the Church Commissioners for England’s land, a development partner(s) will be identified following the granting of an outline planning permission. With permission expected to be released by the end of the year, the site will be marketed early in 2023.
- 1.23. We expect Reserved Matters to be submitted and secured within 1 year of achieving outline planning permission.

Question 8: “What is the status of the *Lincoln South East Quadrant Broad Concept Plan and Design Code*²? Are plans for the SUE coming forward in accordance with the concept plan?”

- 1.24. The South East Quadrant Broad Concept Plan and Design Code SPD was endorsed by the Council in December 2020.
- 1.25. The Committee report for the Commissioners application (ref. 20/0057/OUT) concluded that the proposals as shown within the submitted Parameter Plans, Illustrative Master Plan and Illustrative Density Plan demonstrated that the proposals can be delivered in accordance with the Lincoln South East Quadrant Broad Concept Plan and Design Code.
- 1.26. Condition 5 attached to the draft decision notice for planning application ref. 20/0057/OUT states:

“Each Reserved Matters application for the land east of Sleaford Road shall be submitted alongside a statement outlining how the proposals have responded to and are in conformity with the Lincoln South East Quadrant Broad Concept Plan and Design Code SPD (December 2020).”

- 1.27. The Church Commissioners have begun to prepare their marketing information for the site, and this includes setting out design and landscape expectations for the development, which accord with the Broad Concept Plan and Design Code SPD. These details will form part of the contractual requirements on future developer(s) of the Commissioners land in the SUE.

² Examination Document EX009

North East Quadrant – Land at the Greetwell Area

Question 9: “What is the latest position regarding planning approvals and construction timeframes for the site?”

- 1.28. The Church Commissioners for England are the sole landowner of the North East Quadrant SUE and are supportive of its delivery.
- 1.29. Part of the North East Quadrant was granted outline planning permission for up to 500 homes in 2015 (Planning Application reference: 132932) with detailed permission being approved for the first phase of 150 dwellings in 2019 (Planning Application reference: 138460). The first phase is currently being developed by Persimmon Homes.
- 1.30. As part of the outline planning consent (Planning Application reference: 132932) a Grampian Condition was imposed limiting the quantity of units which could be occupied on Site to 150 until the Lincoln Eastern Bypass was open.
- 1.31. The Lincoln Eastern Bypass formally opened on 19 December 2020 and Persimmon submitted a reserved matters submission for 340 dwellings in January 2022, which was approved in August 2022. The Church Commissioners for England will oversee the subsequent delivery of the site.

Question 10: “How will the different components of the site come forward and how will the Committee ensure that they integrate successfully?”

- 1.32. A masterplan for the whole allocation was submitted with the outline planning application (Planning Application reference: 132932) which accords with the requirement in draft Policy S68.
- 1.33. Subsequent application(s) will be submitted in the context of an approved masterplan.
- 1.34. Additionally, the Church Commissioners for England will oversee the delivery of the whole allocation and will continue to engage with the Council in bringing it forward.

South West Quadrant – Land at Grange Farm, Hykeham

Question 11: “Is it sufficiently clear how and when the development will come forward and how it will be linked to the delivery of the North Hykeham Relief Road? Is the policy effective in this regard?”

- 1.35. Since the South West Quadrant was allocated in the adopted Central Lincolnshire Local Plan in April 2017, the Church Commissioners for England have engaged with the Council and other key landowners within the Sustainable Urban Extension to bring forward an application.

- 1.36. The full delivery of the SUE is linked to the provision of the first phase of the North Hykeham Relief Road. Lincolnshire County Council announced in November 2020 that they had secured £110 million from the Department for Transport (DfT) towards building the North Hykeham Relief Road. The funding from the DfT will come from the Government's Large Local Majors programme, with the remaining budget to be funded by Lincolnshire County Council and developer contributions, which the Council will forward fund.
- 1.37. It is anticipated that construction on the Relief Road could begin in 2025 with construction completed in 2027.
- 1.38. As the Relief Road will potentially not be constructed for a number of years, the Church Commissioners for England's consultant team have identified an opportunity to deliver a first phase of the South West Quadrant to create a critical mass of development before a significant piece of highway infrastructure is required to be delivered.
- 1.39. Technical reports and plans have been prepared which demonstrate that a first phase of 500 homes and the two-form primary school can be delivered in advance of the North Hykeham Relief Road.
- 1.40. The Church Commissioners will shortly be submitting a pre-application request to North Kesteven Council for an outline application for the whole allocation (with a first phase of 500 homes and the two-form primary school).
- 1.41. We maintain that the text in paragraph 12.1.10 should be updated to make clear that there is potential to deliver a first phase of development in advance of the completion of the North Hykeham Relief Road.

Question 12: "Are the proposed access arrangements sufficiently clear and achievable?"

- 1.42. The current wording of part d of the NK/NHYK/001 allocation is not clear in whether it would support the delivery of homes in advance of the completion of the North Hykeham Relief Road.



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