

---

# Central Lincolnshire Local Plan Review Examination

Response to Inspectors' Matters, Issues and Questions  
submitted on behalf of Cyden Homes  
(ID: 1102632)

**Matter 7:  
Housing Sites**

November 2022



**Central Lincolnshire Local Plan Review Examination**  
**Response to Inspectors' Matters, Issues and Questions**

**Matter 7:**  
**Housing Sites**

**Barton Willmore, now Stantec on behalf of  
Cyden Homes (ID: 1102632)**

<b>Project Ref:</b>	26678/P11/A5/EF/MK
<b>Status:</b>	Final
<b>Issue/Rev:</b>	-
<b>Date:</b>	November 2022
<b>Prepared by:</b>	Emily Ford
<b>Checked by:</b>	Michael Knott
<b>Authorised by:</b>	Michael Knott

The Blade  
Abbey Square  
Reading  
Berkshire. RG1 3BE

Tel: 0118 943 0000  
Fax: 0118 943 0001  
Email: [planning@bartonwillmore.co.uk](mailto:planning@bartonwillmore.co.uk)

Ref: 26678/P11/A5/EF/MK

Date: November 2022

**COPYRIGHT**

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore, now Stantec.

All our stationery is produced using recycled or FSC paper and vegetable oil based inks.



## **INTRODUCTION**

- 1.1 Barton Willmore, now Stantec is instructed by Cyden Homes Limited to submit this hearing statement in response to the Inspectors' Matters, Issues and Questions. This statement expands upon the representations submitted on behalf of Cyden Homes at the earlier stages of the Local Plan Review's preparation.
- 1.2 As background, Cyden Homes controls land to the south of Hawthorn Road, Cherry Willingham which is promoted as a site for residential development. The site is not currently proposed for allocation in the Local Plan Review; it is an omission site.
- 1.3 This statement supplements the representation submitted at Regulation 19 consultation stage in May 2022.

## **RESPONSE TO MATTER 7: HOUSING SITES**

### **Issue 4: Large Villages – Policy S80**

*WL/CW/001 - Land North of Rudgard Avenue, Cherry Willingham*

**Q18. What is the current planning status of this site? Has planning permission now been granted?**

- 1.1 This application is yet to be determined, despite being submitted more than 18 months ago.

*WL/CW/002 – Land East of Rudgard Avenue, Cherry Willingham*

**Q19. The site is allocated in the existing Local Plan. When is it expected to come forward for development?**

- 1.2 The evidence submitted alongside the Local Plan Review provides no certainty on when the site will come forward for development.
- 1.3 In our view, the deliverability of the site is therefore questionable.
- 1.4 In this context, we consider that further consideration should be given to whether alternatives and/or additional sites should be allocated to ensure housing needs are met in full. This could include alternative provision at Cherry Willingham, such as our client's land which is deliverable now.

**Q21. Is the deliverability of this site dependent on the delivery of sites WL/CW/001 and WL/CW/003?**

- 1.5 Policy S80 states that the development will be delivered in phases, with WL/CW/002 dependent on the delivery of WL/CW/001 and WL/CW/003 dependent on the delivery of both other sites. In this context, and noting the considerable delays with just the initial phase, the delivery of the total quantum of housing is likely to take considerable time.

*WL/CW/003 – Land East of Thornton Way, Cherry Willingham*

**Q22. The site is allocated in the existing Local Plan. When is it expected to come forward for development?**

- 1.6 The evidence submitted alongside the Local Plan Review is not considered sufficient to demonstrate that, in accordance with the requirements of national policy, there is a reasonable prospect that development will come forward as envisaged.
- 1.7 In our view, the deliverability of the site is therefore questionable.
- 1.8 In this context, we consider that further consideration should be given to whether alternatives and/or additional sites should be allocated to ensure housing needs are met in full. This could include alternative provision at Cherry Willingham, such as our client's land which is deliverable now.

**Q24. Is the deliverability of this site dependent on the delivery of sites WL/CW/001 and WL/CW/002?**

- 1.9 As noted above, Policy S80 states that the development will be delivered in phases, with WL/CW/003 dependent on the delivery of WL/CW/001 and WL/CW/002. In this context, and noting the considerable delays with just the initial phase, the delivery of the total quantum of housing is likely to take considerable time.

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

TOWN PLANNING  
MASTERPLANNING & URBAN DESIGN  
ARCHITECTURE  
LANDSCAPE PLANNING & DESIGN  
SUSTAINABLE VALUE  
INFRASTRUCTURE &  
ENVIRONMENTAL PLANNING  
HERITAGE  
GRAPHIC COMMUNICATION  
COMMUNICATIONS & ENGAGEMENT  
DEVELOPMENT ECONOMICS

This product is printed  
on stock and in a process  
that conforms to the PEFC  
standards for sustainably  
managed forests.