

Independent Examination of the Central Lincolnshire Local Plan Review

Hearing Programme

By Matthew Birkinshaw BA (Hons) Msc MRTPI and

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Inspectors appointed by the Secretary of State

Date: 3 October 2022 (Updated 11 November 2022)

Hearing Day 1: Tuesday 15 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening Statement on behalf of Central Lincolnshire Joint Strategic Planning Committee
- 3) **Matter 1** – Legal Compliance

Issues: Duty to Cooperate, Public Consultation, Sustainability Appraisal, Habitats Regulations, Strategic Flood Risk Assessment and Public Sector Equality Duty

Policies: N/A

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Acorn Planning for Furrowland Holdings Ltd
- Chave planning for Lockwood Estates and Tom Barton Farms
- Ryland Residents Group
- Robert Doughty Consultancy for CEMEX UK Properties Ltd, Gin Property and Grainfield Developments Ltd

Afternoon Session – 14:00 – 17:30

- 4) **Matter 1 continued...** – Legal Compliance

Issues: Duty to Cooperate, Public Consultation, Sustainability Appraisal, Habitats Regulations, Strategic Flood Risk Assessment and Public Sector Equality Duty

Policies: N/A

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Acorn Planning for Furrowland Holdings Ltd
- Chave planning for Lockwood Estates and Tom Barton Farms
- Ryland Residents Group
- Robert Doughty Consultancy for CEMEX UK Properties Ltd, Gin Property and Grainfield Developments Ltd

Hearing Day 2: Wednesday 16 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

1) **Matter 2** – Housing, Employment and Retail Need

Issues: Local Housing Need, Housing Requirement, Affordable Housing Need and Viability

Policies: S22, S23, NS24, S25, S26 and NS27

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Home Builders Federation
- Persimmon Homes South Yorkshire
- Savills for Thonock and Somerby Estates
- Acorn Planning for Furrowland Holdings Ltd
- Chave Planning for Lockwood Estates and Tom Barton Farms
- Barton Willmore for Cyden Homes and Beal Developments
- Obsidian Strategic Asset Management Ltd
- Chestnut Homes

Afternoon Session – 14:00 – 17:30

2) **Matter 2 Continued...** – Housing, Employment and Retail Need

Issues: Employment Land Requirement and Retail Need

Policies: S28, S29 and S30

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Home Builders Federation
- Persimmon Homes South Yorkshire
- Savills for Thonock and Somerby Estates
- Acorn Planning for Furrowland Holdings Ltd
- Chave Planning for Lockwood Estates and Tom Barton Farms
- Barton Willmore for Beal Developments

Hearing Day 3: Thursday 17 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 09:30 – 13:00

1) **Matter 3** – Spatial Strategy and Distribution of Development

Issues: Settlement Hierarchy, Levels of Growth, Distribution of Development, Housing in the Lincoln Urban Area, Main Towns and Market Towns, Housing Development in or Adjacent to Villages and Development in the Countryside

Policies: S1, S2, S3, S4 and S5

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Lindum Group (Mark Foster)
- Chave Planning for Lockwood Estates and Tom Barton Farms
- Marron Planning for Vistry Group
- Obsidion Strategic Asset Management Ltd
- Acorn Planning for Furrowland Holdings Ltd
- Barton Willmore for Beal Developments and Cyden Homes
- Savills for Thonock and Somerby Estates
- Gladman Developments
- Robert Doughty Consultancy for: Tinsley (Branston) Farms Ltd
- Rural Solutions for LEDA Properties
- Ryland Residents Group

Afternoon Session – 14:00 – 17:30

- 2) **Matter 3 continued...** – Spatial Strategy and Distribution of Development
- 3) **Matter 4** – Site Allocations Process and Methodology

Issues: Site Allocation Methodology and General Development Requirements

Policies: N/A

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Persimmon Homes South Yorkshire
- Lindum Group (Mark Foster)
- Chave Planning for Lockwood Estates and Tom Barton Farms
- Marron Planning for Vistry Group
- Barton Willmore for Beal Developments
- Obsidian Strategic Asset Management Ltd
- Acorn Planning for Furrowland Holdings Ltd
- Barton Willmore for Cyden Homes
- Savills for Thonock and Somerby Estates
- Turley for Peel L&P
- Robert Doughty Consultancy for Tinsley (Branston) Farms Ltd

Hearing Day 4: Friday 18 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 09:30 – 13:00

1) **Matter 5** – Energy, Climate Change and Flooding

Issues: Design Principles for Efficient Buildings, Reducing Energy Consumption and Renewable Technologies for New Development, Renewable Energy, Protecting Energy Infrastructure and Wider Energy Infrastructure, Carbon Sinks and Fossil Fuel Exploration and Sustainable Water Management and Flood Risk.

Policies: S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S20, S21, NS18

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Historic England
- National Trust
- Lincolnshire County Council
- Home Builders Federation
- Persimmon Homes South Yorkshire
- AECOM for Egdon Resources Ltd
- Pegasus for Ecotricity
- Chestnut Homes

Afternoon Session – 14:00 – 17:30

2) **Matter 5 continued...** – Energy, Climate Change and Flooding

Issues: Design Principles for Efficient Buildings, Reducing Energy Consumption and Renewable Technologies for New Development, Renewable Energy, Protecting Energy Infrastructure and Wider Energy Infrastructure, Carbon Sinks and Fossil Fuel Exploration and Sustainable Water Management and Flood Risk.

Policies: S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S20, S21, NS18

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Historic England
- National Trust
- Lincolnshire County Council
- Home Builders Federation
- Persimmon Homes South Yorkshire
- AECOM for Egdon Resources Ltd
- Pegasus for Ecotricity
- Chestnut Homes

Hearing Day 5: Tuesday 22 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 09:30 – 13:00

- 1) **Matter 6** – Sustainable Urban Extensions ('SUEs') and Regeneration Opportunity Areas

Issues: Lincoln Western Growth Corridor, Lincoln North East Quadrant, Lincoln South West Quadrant, Gainsborough Southern Neighbourhood, Gainsborough Northern Neighbourhood, Sleaford South Quadrant and Sleaford West Quadrant

Policies: S68, S69, S70, S71 and S76

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Deloitte LLP for Church Commissioners for England
- Savills for Thonock and Somerby Estates
- Lindum Group (Mark Foster)
- Acorn Planning for Furrowland Holdings Ltd
- Robert Doughty Consultancy for Sleaford Property Developments Ltd and Mintridge Strategic Land

Afternoon Session – 14:00 – 17:30

- 2) **Matter 6 continued...** – Sustainable Urban Extensions ('SUEs') and Regeneration Opportunity Areas

Issues: Regeneration and Opportunity Areas

Policies: S68, S69, S70, S71 and S76 and NS72, NS73 and NS74

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Deloitte LLP for Church Commissioners for England
- Savills for Thonock and Somerby Estates
- Rapleys LLP for Cereform Ltd
- Barton Willmore for Cyden Homes
- Acorn Planning for Furrowland Holdings Ltd

Hearing Day 6: Wednesday 23 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

- 1) **Matter 6 continued...** – Sustainable Urban Extensions ('SUE's) and Regeneration Opportunity Areas

Issues: RAF Scampton

Policies: S75

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Avison Young for Ministry of Defence, Defence Infrastructure Organisation
- Pegasus Group for Horizon Park Ltd

Afternoon Session – 14:00 – 17:30

- 2) **Matter 7** – Housing Sites

Issues: Lincoln Urban Area

Policies: S77

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Robert Jays for Lindum Group
- Savills for Thonock and Somerby Estates
- Robert Doughty Consultancy – The Mottram Family Trust (NK/WAD/004a)

Hearing Day 7: Thursday 24 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

1) **Matter 7 continued...** – Housing Sites

Issues: Main Towns and Market Towns

Policies: S78 and S79

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- GPS Planning and Design
- Spawforths for Mr RJ Vickers

Afternoon Session – 14:00 – 17:30

2) **Matter 7 continued...** – Housing Sites

Issues: Large and Medium Villages

Policies: S80 and S81

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Mark Suddaby (WL/WELT/001A)
- Brown and Co for Turley Farms (WL/WELT/008A)
- Barton Willmore for Beals Developments (WL/WELT/007 and WL/WELT/011)
- Lindum Group (Mark Foster)
- Ryland Residents Group
- Cllr Adrian Walker
- Cllr Chris Darcel
- Grace Machin for Fiskerton Developments Ltd
- Cllr Cathryn Nicholl (Scothern Parish Council)
- Deloitte for Church Commissioners for England WL/FISK/001A
- Day Farms
- Gladman Developments

Note to Participants – The afternoon session on Thursday 24 November will consider allocations in the villages of Welton, Fiskerton and Scothern. Residential site allocations in the remaining Villages will be discussed on Friday 25 November 2022. If participants are unsure which session to attend, please contact the Programme Officer.

Hearing Day 8: Friday 25 November 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

1) **Matter 7 continued...** – Housing Sites

Issues: Large, Medium and Small Villages

Policies: S80, S81 and S82

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Deloitte for Church Commissioners for England (NK/BBH/003)
- Barton Willmore for Beals Developments and Cyden Homes
- Sam Dorrian (WL/STUR/006a)
- Obsidian Asset Management Ltd
- Robert Doughty Consultancy for: Tinsley (Branston) Farms Ltd, G Hotchkin (WL/SAXI/004) and Grainfield Developments (NK/DIG001)
- Knights Solicitors for Mint Properties Partner Trust (WL/NHAM/010)

Afternoon Session – 14:00 – 17:30

2) **Matter 7 continued...** – Housing Sites

Issues: Large, Medium and Small Villages

Policies: S80, S81 and S82

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Deloitte for Church Commissioners for England (NK/BBH/003)
- Barton Willmore for Beals Developments and Cyden Homes
- Sam Dorrian (WL/STUR/006a)
- Obsidian Asset Management Ltd
- Robert Doughty Consultancy for Tinsley (Branston) Farms Ltd, G Hotchkin (WL/SAXI/004) and Grainfield Developments (NK/DIG001)
- Knights Solicitors for Mint Properties Partner Trust (WL/NHAM/010)

Hearing Day 9: Tuesday 6 December 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

1) **Matter 8** – Meeting Housing Needs

Issues: Affordable Housing, Meeting Accommodation Needs, Custom and Self-Build Housing, Sub-Division and Multi-Occupation of Dwellings in Lincoln, Houseboat Moorings and Caravans, Residential Annexes and Gypsy and Traveller and Travelling Showpeople Accommodation

Policies: S22, S23, S24, S25, S26, NS24, NS27 and S83

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Home Builders Federation
- Obsidian Asset Management Ltd

Afternoon Session – 14:00 – 17:30

2) **Matter 8 continued...** – Meeting Housing Needs

Issues: Affordable Housing, Meeting Accommodation Needs, Custom and Self-Build Housing, Sub-Division and Multi-Occupation of Dwellings in Lincoln, Houseboat Moorings and Caravans, Residential Annexes and Gypsy and Traveller and Travelling Showpeople Accommodation

Policies: S22, S23, S24, S25, S26, NS24, NS27 and S83

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Home Builders Federation
- Obsidian Asset Management Ltd

Hearing Day 10: Wednesday 7 December 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 09:30 – 12:30

(1) Matter 9 – Housing Land Supply

Issues: Total Housing Land Supply and Five-Year Housing Land Supply

Policies: N/A

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Obsidion Asset Management Ltd
- Acorn Planning for Furrowland Holdings Ltd
- Savills for Thonock and Somerby Estates
- Turley for Peel L&P

Afternoon Session – 13:30 – 15:00

2) Matter 10 – Ministry of Defence Establishments ('MoD')

Issues: Development Related to Operational Purposes, Development Affecting MoD Establishments, Development of MoD Land

Policies: S84

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Defence Infrastructure Organisation MOD
- Rural Solutions for LEDA Properties

Note to Participants – This session will finish no later than 15:00 hours

Hearing Day 11: Thursday 8 December 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 10:00 – 13:00

1) **Matter 11** – Employment and Economic Development

Issues: Spatial Strategy for Employment, Strategic Employment Sites, Employment Allocations on SUEs, Important Established Employment Areas, Local Employment Areas, Employment Proposals in Settlements and Employment Proposals in the Countryside

Policies: S28, S29, S30, S31, S32, S33 and S34

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Persimmon Homes South Yorkshire
- Pegasus Group for St Modwen Developments Ltd
- Rapleys LLP for Cereform Ltd
- Rapleys LLP for British Sugar
- Robert Doughty Consultancy for Tinsley (Branston) Farms Ltd

Afternoon Session – 14:00 – 17:30

2) **Matter 11 continued...** – Employment and Economic Development

Issues: Spatial Strategy for Employment, Strategic Employment Sites, Employment Allocations on SUEs, Important Established Employment Areas, Local Employment Areas, Employment Proposals in Settlements and Employment Proposals in the Countryside

Policies: S28, S29, S30, S31, S32, S33 and S34

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Persimmon Homes South Yorkshire
- Pegasus Group for St Modwen Developments Ltd
- Rapleys LLP for Cereform Ltd
- Rapleys LLP for British Sugar
- Robert Doughty Consultancy for Tinsley (Branston) Farms Ltd

Hearing Day 12: Friday 9 December 2022

Aspen Suite, Double Tree by Hilton Hotel, Brayford Wharf North, Lincoln

LN1 1YW

Morning Session – 09:30 – 12:30

1) **Matter 12** – Green Spaces

Issues: Green Wedges, Local Green Space and Important Open Space

Policies: S63, S64 and S65

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Charles Champion
- Persimmon Homes South Yorkshire

Afternoon Session – 13:30 – 15:00

2) **Matter 12 continued...** – Green Spaces

Issues: Green Wedges, Local Green Space and Important Open Space

Policies: S63, S64 and S65

Participants:

- Central Lincolnshire Joint Strategic Planning Committee
- Charles Champion
- Persimmon Homes South Yorkshire

Note to Participants – This session will finish no later than 15:00 hours

Hearing Day 13: Tuesday 13 December 2022

Virtual – Microsoft Teams

Morning Session – 10:00 – 13:00

1) **Matter 13** – Retail and Town Centres

Issues: Retail Hierarchy, Lincoln City Centre and Primary Shopping Area, Gainsborough Town Centre, Sleaford Town Centre, Market Rasen and Caistor Town Centres, District, Local and Village Centres and Frontages

Policies: S35, S36, S37, S38, S39, S40 and NS41

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Afternoon Session – 14:00 – 17:00

2) **Reserve Session** – If required

Hearing Day 14: Wednesday 14 December 2022

Virtual – Microsoft Teams

Morning Session – 10:00 – 13:00

1) **Matter 14** – Design and The Built Environment

Issues: Delivering Good Design and Advertisements, Health and Wellbeing and Contaminated Land

Policies: S53, S54, NS55 and S56

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Afternoon Session – 14:00 – 17:00

2) **Matter 14 continued...** – Design and The Built Environment

Issues: Historic Environment, Protecting Lincoln, Gainsborough and Sleaford's Setting and Character

Policies: S57 and S58

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Hearing Day 15: Thursday 15 December 2022

Virtual – Microsoft Teams

Morning Session – 10:00 – 13:00

1) **Matter 15** – Tourism, the Visitor Economy and Education

Issues: Sustainable Tourism, Lincolnshire Showground and Universities and Colleges

Policies: S42, S43, S44 and S52

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Afternoon Session – 14:00 – 17:00

2) **Matter 16** – Natural Environment

Issues: Green and Blue Infrastructure, Biodiversity and Geodiversity, Areas of Outstanding Natural Beauty and Areas of Great Landscape Value, Trees, Woodland and Hedgerows and Best and Most Versatile Agricultural Land

Policies: S59, S60, S61, S62, S66 and S67

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Hearing Day 16: Friday 16 December 2022

Virtual – Microsoft Teams

Morning Session – 10:00 – 13:00

1) **Matter 17** – Transport and Infrastructure

Issues: Strategic Infrastructure Requirements, Safeguarded Land, Accessibility and Transport, Parking Provision, Community Facilities and Open Space, Sports and Leisure Facilities

Policies: S45, S46, S47, S48, S49, S50 and S51

Participants:

- Central Lincolnshire Joint Strategic Planning Committee

Afternoon Session – 14:00 – 17:00

2) **Reserve Session** – If required

Hearing Day 17: Wednesday 11 January 2023

Virtual – Microsoft Teams

Morning Session – 10:00 – 13:00

- 1) **Reserve Session** – If required

Afternoon Session – 14:00 – 17:00

- 2) **Reserve Session** – If required